



33 Cadwell Crescent, Gorebridge, Midlothian, EH23 4NF

Beautifully Presented Four-Bedroom Detached Home, Featuring Private Garden, Driveway, & Garage

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  **Zoopla**
find your happy

Property Description

Beautifully presented and spacious four-bedroom detached family home, featuring private gardens, a driveway, and a garage. Situated within a highly sought-after residential development in the heart of Gorebridge, just south of Edinburgh city centre.

The accommodation comprises an entrance hall, a living room, a dining room, a modern kitchen, four double bedrooms, including an en-suite shower room, a family bathroom, and a ground-floor WC.

Finished to a high standard throughout, the property benefits from quality fixtures and fittings, gas central heating, double glazing, and contemporary flooring. Thoughtfully designed to offer flexible and comfortable family living, with well-proportioned rooms and an abundance of natural light throughout.

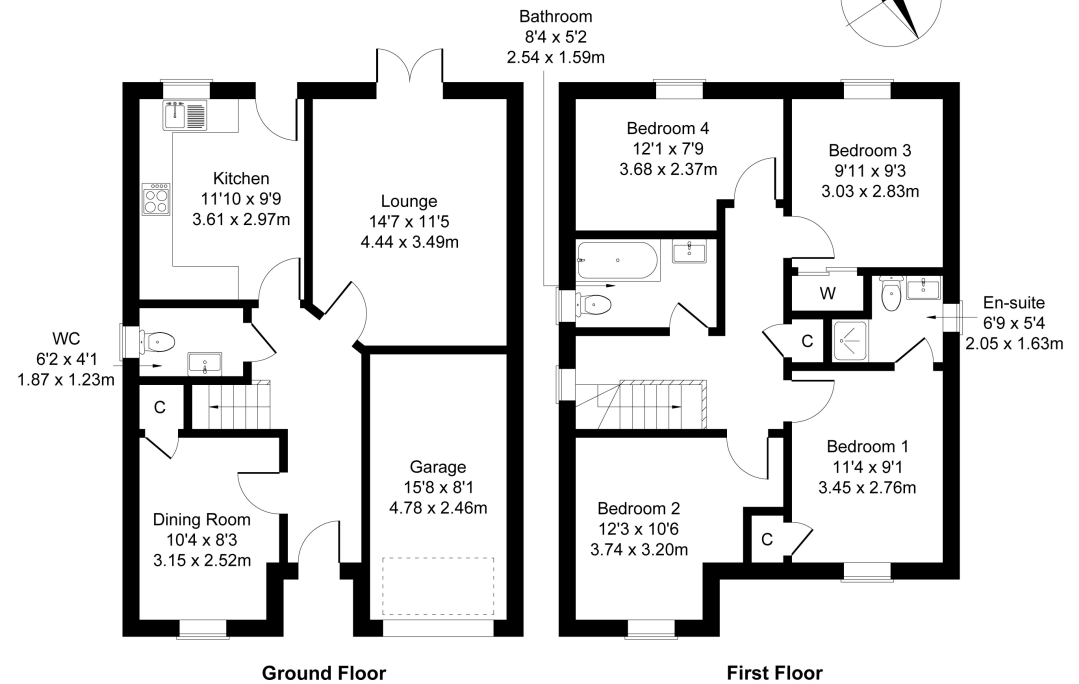
To the front, a private driveway provides off-street parking, while the generous, secluded rear garden features patio areas and a well-maintained lawn, an ideal space for outdoor entertaining.

An inviting entrance hall welcomes you into the property, leading through to the living room, finished with carpeted flooring and a wall-mounted TV point. The space also provides direct access to the private rear garden, making it an ideal setting for entertaining guests. The kitchen is finished with matching contemporary flooring from the hallway and features modern worktops with matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with a canopy extractor above, as well as an integrated dishwasher and fridge/freezer. The hallway also benefits from a convenient WC and provides further access to the dining room, which has been finished with tasteful décor.

Stairs rise to the first floor, where the carpeted landing provides access to all four bedrooms, each presented to a beautiful standard with carpeted flooring throughout. Bedrooms one and three both benefit from built-in cupboards, providing additional storage, while the principal bedroom also features an en-suite shower room for added convenience. Completing the accommodation is the family bathroom, fitted with a three-piece suite and an electric shower over the bath.

mov8 REAL ESTATE
Estate Agents and Solicitors

33 Cadwell Crescent, Gorebridge, EH234NF



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gorebridge is a well-established and growing rural village in Midlothian, situated around 10 miles southeast of Edinburgh and popular with commuters. The village provides a good range of amenities along its main street, including a supermarket, leisure and recreational facilities, and five primary schools, with the highly regarded Newbattle High School serving as the local secondary. The nearby town of Dalkeith

offers a broader selection of services, while Straiton Retail Park features major retailers such as Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. Excellent transport links include regular bus services, a Borders Railway station in the village, and easy access to the A7, connecting quickly to the city bypass and motorway network.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.