



Thorntons 
The right way to move

54 Cadwell Crescent,
Gorebridge, Midlothian EH23
4NG





Summary

This well-presented two-bedroom semi-detached villa is situated within a modern residential development in the popular Midlothian town of Gorebridge, offering well-proportioned accommodation ideally suited to first-time buyers, young families, professionals or those looking to downsize. Arranged over two levels, the property comprises an entrance hallway, fitted kitchen, ground floor WC, and a bright living/dining room with French doors providing access to the rear garden. The upper floor offers two generous double bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, resident's parking, and useful attic storage. All fitted floor coverings and kitchen integrated appliances will be included in the sale, with no warranties given to the appliances or systems.

Features

- Beautifully presented two-bedroom semi-detached villa
- Bright Living/Dining Room with French Doors
- Modern fitted kitchen
- Family Bathroom & WC
- Two generous double bedrooms
- Gas Central Heating & Double Glazing. EPC B
- Residents Parking. Attic storage
- Popular Residential Development
- Excellent transport links
- Convenient For Local Amenities

Room Measurements

Living / Dining Room: 13'4" x 11'8" (4.06m x 3.56m)

Kitchen: 10'10" x 7'0" (3.31m x 2.13m)

WC: 6'2" x 3'11" (1.89m x 1.20m)

Bedroom 1: 13'2" x 11'10" (4.02m x 3.60m)

Bedroom 2: 13'2" x 9'5" (4.02m x 2.86m)

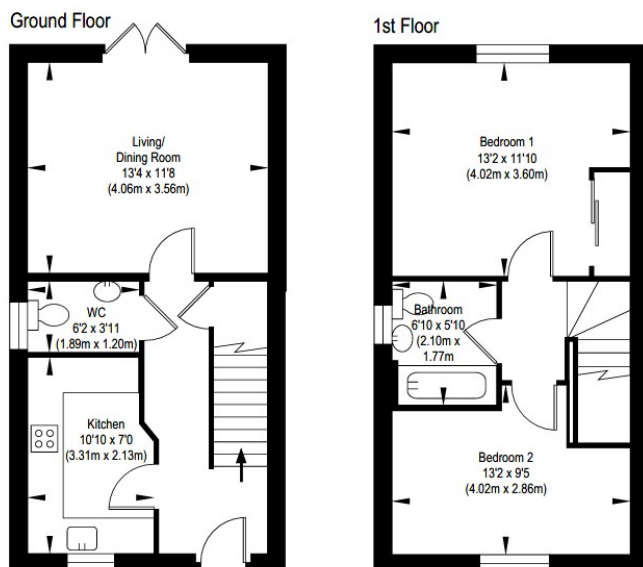
Bathroom: 6'10" x 5'10" (2.10m x 1.77m)



Floorplan



Approx. Gross Internal Floor Area 67 Sq M / 724 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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