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25 Dewartown, Dewartown, Gorebridge, Midlothian, EH23 4NX

Tastefully Presented Three-Bedroom Mid-Terrace Stone-Built Cottage, Set on a Generous Plot

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Property Description

Light, tastefully presented, and exceptionally spacious, this three-bedroom mid-terrace stone-built cottage is set on a generous plot. In an idyllic rural position in the quiet, rarely available hamlet of Dewartown, moments from the A68 and the city bypass.

Comprises an entrance hallway, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Highlights include an extensive fitted kitchen with a full range of appliances, a stylish modern bathroom, and a wood-burning stove for the lounge. In addition, there is HIVE gas central heating, double glazing, hardwood and contemporary flooring, and a large loft space.

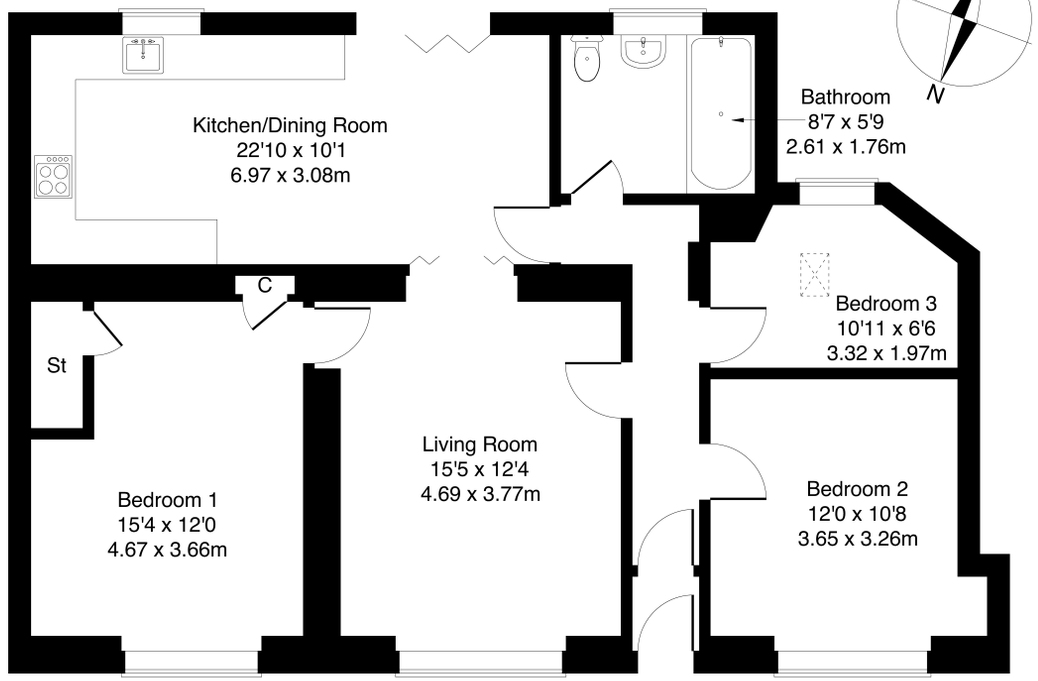
An exceptional plot features a south-facing garden to the rear with rural land beyond, featuring a lawn, store shed, greenhouse, patios and an established shrubbery.

An inviting entrance welcomes you into the property, with the hallway providing access throughout the home and creating a seamless and practical living space. The living room is finished with wooden flooring and features a charming fireplace, creating a warm and welcoming atmosphere. A large window allows plenty of natural light to flood the space, while two doors provide access through to the living room. The kitchen/dining area is finished with wood-effect flooring, with bi-fold doors providing direct access to the garden, making this an ideal space for entertaining guests. The kitchen has been finished to a modern standard, featuring contemporary worktops with matching upstands, a sink with drainer, integrated oven and induction hob with canopy above, a washing machine, a dishwasher, a microwave and a fridge/freezer.

Bedrooms one, two and three are finished with light and tasteful décor throughout, complemented by matching carpeted flooring which adds warmth and comfort. Bedroom one further benefits from a large wardrobe, providing excellent additional storage. Completing the property is the family bathroom, comprising a three-piece suite with a shower over the bath.

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

Area Description

Dewarton is a small, peaceful rural hamlet in Midlothian, approximately 12 miles south-east of Edinburgh, close to Pathhead and Gorebridge. The area features traditional stone cottages and historic properties, retaining a charming countryside character. Surrounded by open farmland and woodland, it offers a quiet, family-friendly atmosphere. Local shops and everyday amenities are available in nearby Pathhead, including a village store, post office, bakery and a doctor's surgery.

The nearest larger supermarkets are in Gorebridge and Dalkeith. Vogrie Country Park provides extensive woodland walks, open green space and family play facilities. Gyms and leisure facilities are available in Gorebridge. The area is served by Tynewater Primary School, with secondary schooling in nearby towns. Bus services are nearby and operate from Pathhead, while Gorebridge offers rail links to Edinburgh. The B6372 connects to the A68 and A7 for wider travel.

























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