

6 Borthwick Castle Terrace North Middleton near Gorebridge, EH23 4QU

OFFERS OVER £180,000



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- Brick-built semi-detached bungalow
- Attractive sitting room and separate fitted kitchen
- 2 double bedrooms boasting fitted wardrobes
- Bathroom with shower bath, wash basin and W.C.
- Unobstructed views over unspoiled farmlands
- Shed and enclosed gardens
- Only 13 miles from Edinburgh's City Centre
- EPC D

Description

This charming 1970s semi-detached cottage-style bungalow enjoys a picturesque setting, directly bordering unspoiled open countryside. Offering a peaceful rural lifestyle, the property will appeal to buyers of all ages seeking comfort and convenience. Spanning 67 sqm, the well-designed interior includes a welcoming sitting room that leads into a spacious, fully fitted breakfasting kitchen with appliances. Two generous double bedrooms, each with built-in wardrobes, provide ample storage, while a bright bathroom with a shower adds to the home's practicality.

The loft offers excellent storage and potential for conversion (subject to necessary consents). Modern comforts include oil-fired central heating and replacement UPVC double glazing. Outside, the property boasts private front and rear gardens, perfect for enjoying the tranquil surroundings.





Central Heating and Double Glazing

Oil-fired central heating is complemented by uPVC glazed windows.

Gardens and parking

There is private front and back garden space. Ample on-street parking is available.

Location

Lying alongside the A7 trunk road, the small hamlet of North Middleton is encircled by open countryside and woodlands. It only 2 miles (3 km) southeast of Gorebridge which has expanded in recent years into a popular commuter base. The village itself has a modern well reputed primary school, village hall, post office and regular bus services. Additional social amenities are available at nearby Newtongrange, Dalkeith and Straiton including major retail parks, new railway station and country parks.

Extras

Cooker, washing machine and fridge/freezer included in the sale price. Please note, none of these extras come with any guarantee.

Valuation

The property has been valued by surveyors at £190,000 and the Home Report is available via the ESPC website.

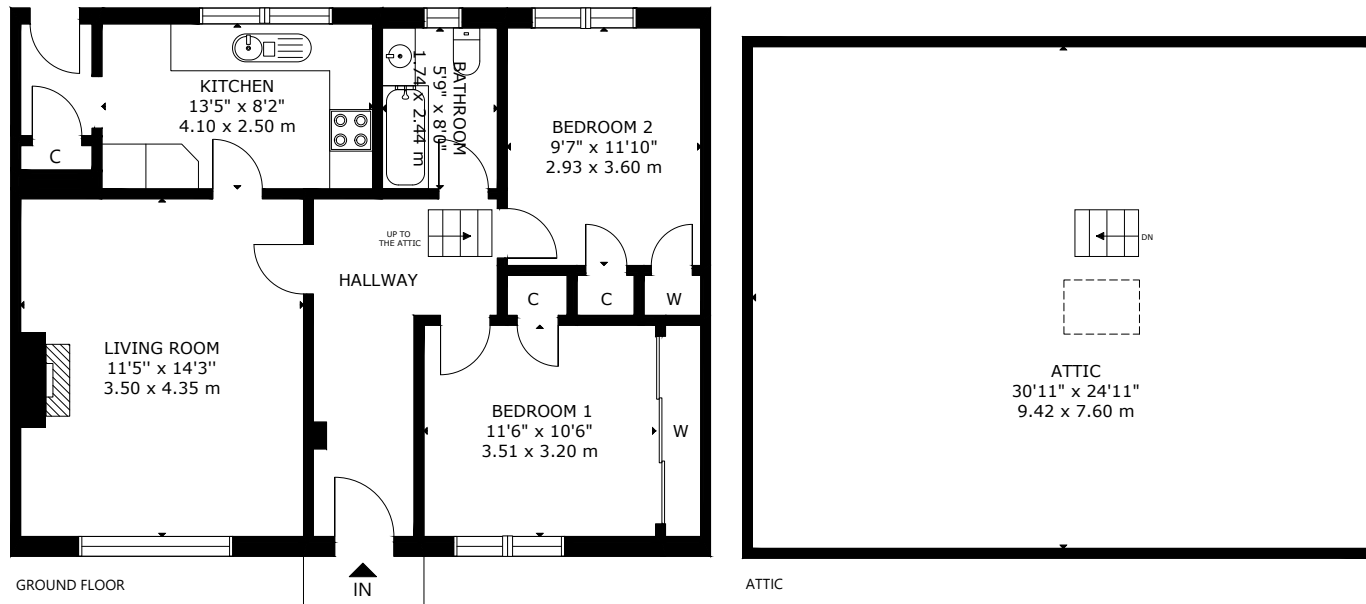
Council Tax and EPC

It lies in Council Tax Band C and has an D rated Energy performance Certificate.

Viewing

To view telephone Agents on 0131 229 3399.





6 BORTHWICK CASTLE TERRACE, EH23 4QU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 858 SQ FT / 80 SQ M
ATTIC 771 SQ FT / 72 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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