










Offers Over

**£355,000**

## 31 Borthwick Castle Terrace

North Middleton | Midlothian | EH23 4QU

This impressive linked detached family home combines generously proportioned accommodation, excellent storage and a warm and welcoming atmosphere, complemented by a private south-easterly garden, multi-vehicle driveway and a single garage with floored attic storage. Quietly positioned within an established modern development within the semi-rural picturesque village of North Middleton with excellent transport links nearby connecting to surrounding towns and villages, Edinburgh & The Borders.

-  4 Bedrooms
-  1 open plan public room
-  3 Bathrooms
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - F



## Description

Combining modern comfort with the charm of a peaceful village setting, the property offers versatile accommodation perfectly suited to family living. In move-in condition, the welcoming entrance hall provides excellent storage provisions with split level carpeted staircase to the upper landing. A beautifully proportioned reception room forms the heart of the home, centered around a charming wood-burning stove that creates a warm and welcoming focal point. French doors flood the space with natural light and open directly onto the south-easterly facing garden, seamlessly blending indoor and outdoor living. Designed for modern family life, the open plan layout flows effortlessly into the contemporary fitted kitchen, complete with a stylish breakfast bar—perfect for relaxed dining and entertaining alike. Completing the ground floor, are two well-proportioned double bedrooms and a modern shower room. Upstairs, the principal bedroom is a light-filled retreat, enhanced by dual aspect windows, built-in wardrobes and a private en-suite shower room with mains shower. A further spacious dual aspect double bedroom and a bright family bathroom, with white suite and Velux window, complete the upper floor. The home further benefits from LPG central heating and double glazing.





## Extras

All the fitted floor coverings, light fittings, blinds, shutters and curtains shall be included in the sale together with the built-in electric hob, oven and hood, fridge freezer, washing machine and integrated dishwasher.

## Gardens, driveway & garage

Outside, the established front, side and rear gardens offers a high degree of privacy. The rear garden with south-easterly aspect offers a natural, almost wild character. Mature planting and a variety of fruit and vegetable beds create a tranquil haven, perfectly oriented to enjoy the sun throughout the day. To the front, there is a sizeable secluded garden with driveway to the side providing parking for several vehicles and leads to a single garage with power, light and floored attic, offering valuable additional storage.

## Resident's Association

There is a Resident's Association for the development to which a fee of approx. £50 per annum is payable for public liability insurance.

## Viewing

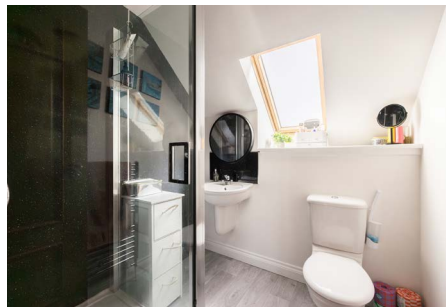
By appointment with Neilsons on 0131 625 2222.





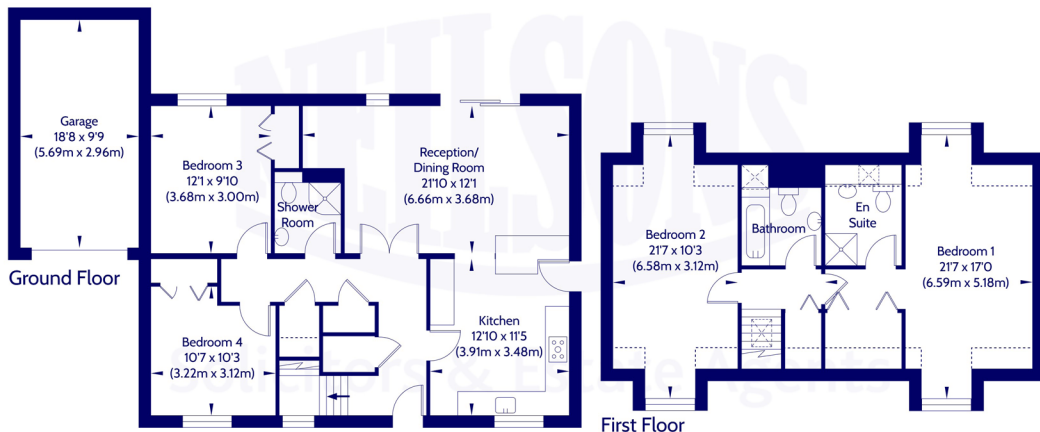
## Location

Situated in the tranquil, picturesque village of North Middleton enriched by its proximity to historic Midlothian landmarks. Nearby stands the dramatic medieval stronghold of Borthwick Castle, while the scenic remains of Crichton Castle lie just a short drive away. The neighbouring town of Gorebridge provides excellent amenities to meet every-day needs and commuters enjoy excellent connectivity via the Borders Railway from Gorebridge, ensuring swift travel into Edinburgh while preserving the quiet character and rustic beauty of the locale. The area is surrounded by open countryside yet is well placed for access to many other commuting links including the City of Edinburgh Bypass, A7, A1 and A68. The Village Hall, with occasional organised events, is within easy walking distance as is the kids' playpark and the delightful open space of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoors pursuits, country walks and golf courses. There is a reputable primary school within the village, just a short walk away, with secondary education available within neighbouring districts.





Approx. Gross Internal Floor Area 138.17 Sq M / 1487 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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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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