



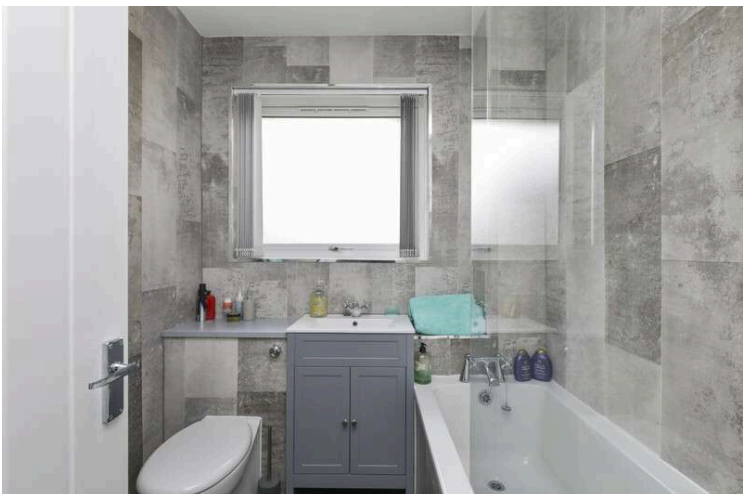
21 Borthwick Castle Road, North Middleton, EH23 4QS

www.mcdougallmcqueen.co.uk



Superb opportunity for first-time buyers, professional couples, or those looking to downsize to a property with ground floor living. McDougall McQueen are proud present to the market this end terraced bungalow which has been extended on ground floor level to provide a gorgeous garden room. The property is beautifully situated in the middle of the lovely village of North Middleton, surrounded by beautiful countryside on the outskirts of Gorebridge. The property is offered in turn-key condition and provides accommodation that will suit most small family requirements. Given the quality of fixtures and fittings and its lovely village location we would recommend viewing of this property at your earliest convenience.

- Entrance hallway with access to a part floored loft, electric cupboard, and shelved store cupboard
- Spacious living room with front facing window and a wonderful multi-fuel stove and feature fire surround
- Modern fitted breakfasting kitchen with a range of base and wall units, breakfast bar, touch control electric hob, extractor, oven, and free-standing white goods
- Superb garden room with roof Velux style windows and patio doors to the rear garden
- Main bedroom with rear facing window, store cupboard and including wardrobes
- Bedroom two with window to the front, store cupboard and including wardrobes
- Lovely family bathroom with three-piece white suite, electric shower over the bath and shower screen, towel radiator, wc and sink with vanity unit
- Newly fitted double glazing, programable modern electric panel heating and multi-fuel stove
- Lovely garden grounds to the front and rear
- Quality fixtures and fittings throughout
- Full fibre broadband, cavity wall and loft insulation, outside tap and power socket



Location

The property is located in the increasingly popular Midlothian village of North Middleton, which lies on the outskirts of Gorebridge within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, with further facilities available at Newtongrange, Dalkeith and Bonnyrigg, with these locations being easily accessible. Local nursery and schooling is provided by Moorfoot Primary School, which is located nearby and within easy walking distance. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway network are also within easy reach along with the Borders Railway line with a station in Gorebridge.

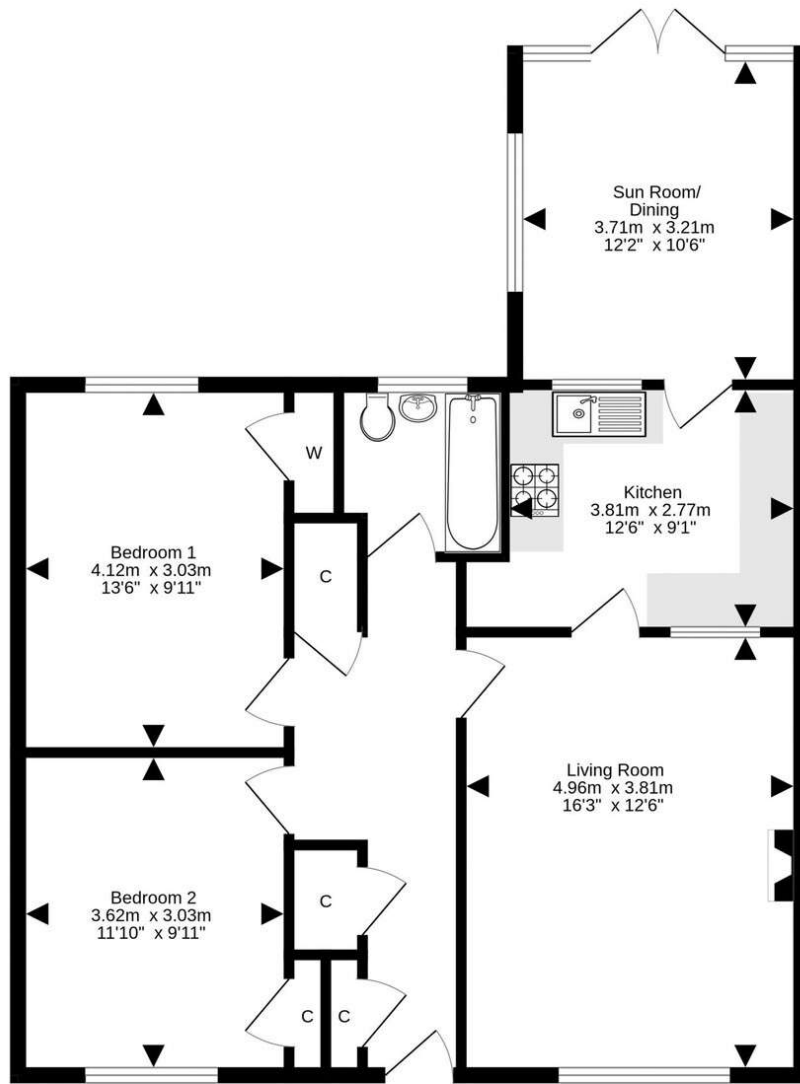
Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and wardrobes in both bedrooms. Other items may be available by negotiation including all white goods. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale and these items are sold as seen.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

