



14 Middleton Avenue
NEWCRAIGHALL | EH21 8SW


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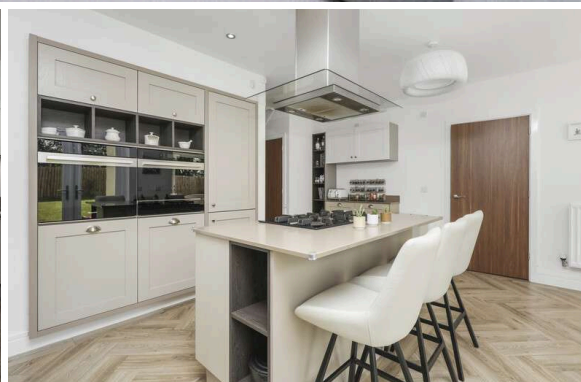




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Bright and spacious, four bedroom, detached villa occupying an enviable position on this sought after development enjoying an extremely convenient location, close to an excellent range of amenities and super transport links. This exceptional home is offered to the market in pristine order throughout and has been finished to a very high specification throughout. The property provides beautifully proportioned and light filled living space enhanced by contemporary interior, which comes with the added attraction of two en-suite bedrooms, a utility room and wc, a large and sunny enclosed rear garden with decking, front garden lawn, driveway, and integral garage. The property further benefits from gas central heating, double glazing, and fantastic storage options throughout including attic space with electricity.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





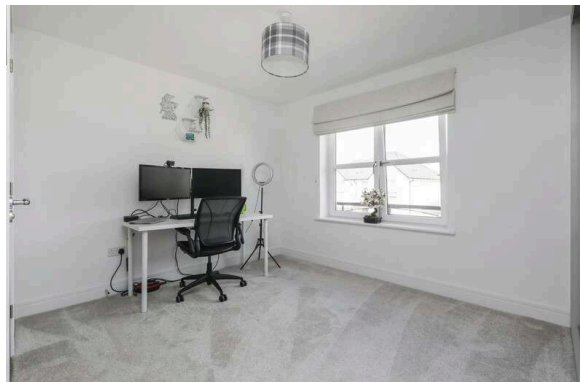
- Welcoming entrance hallway with under-stair storage
- Spacious living room to the front
- Superbly appointed kitchen/dining room with central hob, integrated appliances and bi-folding doors opening onto rear garden
- Family room semi open plan to kitchen/dining room with folding doors opening onto decking area
- Utility room and adjoining WC
- Bright upper landing with high ceiling
- Good sized principal bedroom to the front with fitted wardrobes and en-suite with dual headed mains shower with built in drawers and storage cupboards
- Guest double bedroom to the front with en-suite with dual headed mains shower with built in drawers and storage cupboards
- Two further double bedrooms with leafy outlook to the rear, and one with fitted wardrobes
- Family bathroom with vanity drawer sink unit, bath with central taps and shower attachment, and storage cupboard
- Gas central heating and double glazing
- Good storage options
- Front garden with lawn
- Beautifully manicured south west facing rear garden with decking
- Driveway leading to integral garage which can be accessed directly from the property

EPC Rating C

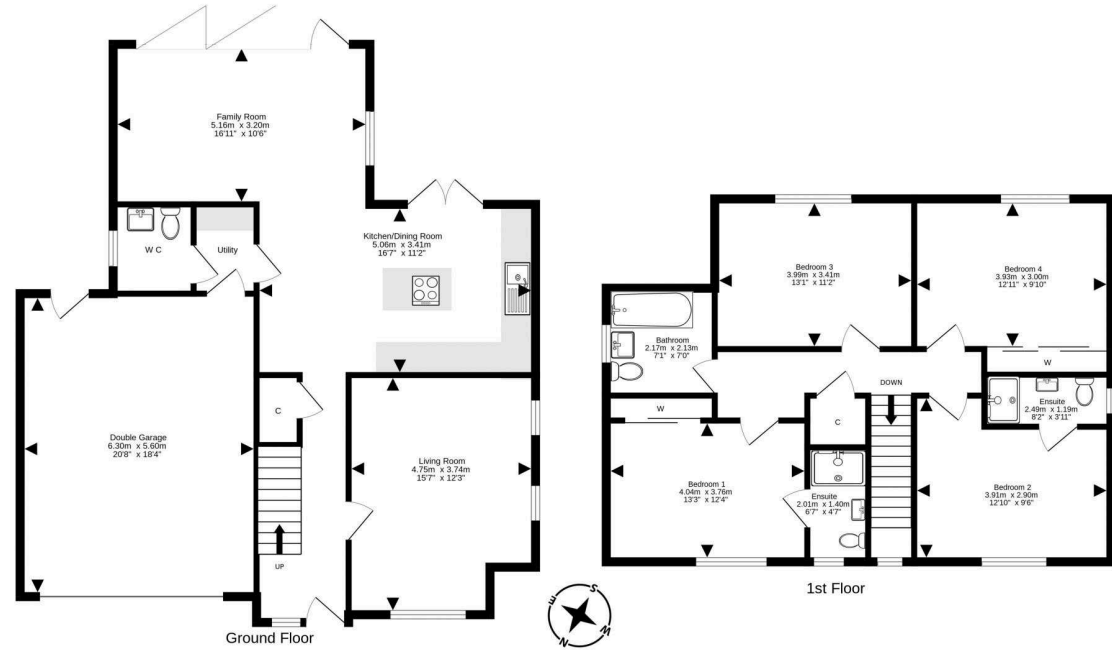
Extras include fridge, freezer, washing machine, oven, hob, microwave, plate warmer, and the black out blinds in 2 of the bedrooms.



Newcraighall is a former mining village located to the south-east of Edinburgh, close to Musselburgh and pleasant open countryside. Excellent beaches on the East Lothian coastline are only a short journey away. There is a good range of shopping outlets and amenities available at the nearby Fort Kinnaird complex, which is within easy reach, as is the Asda Supermarket at The Jewel. Nearby Portobello and Musselburgh offer further facilities. Schooling is well represented from nursery to senior level. Regular bus services operate to and from the city centre and to the surrounding areas with the A1 and city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks. Newcraighall has its own railway station with links to Edinburgh and the Borders. The property is conveniently placed for those connected to the Royal Infirmary and Queen Margaret University.







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.
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