



17 Cleuch Avenue
NORTH MIDDLETON | MIDLOTHIAN | EH23 4RP


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire an impressive detached villa commanding an enviable cul-de-sac setting on a highly regarded modern development in the picturesque village of North Middleton.

This lovely property has been finished to a good standard and offers classically proportioned accommodation on two levels which has the added attraction of an enclosed south-facing rear garden, offering a high degree of security and privacy.

- Central reception hallway with under-stair storage
- Living room with box bay window
- Formal dining room
- Well equipped kitchen/dining room falling naturally into cooking and dining zones with French doors opening onto rear garden
- Utility room
- Double bedroom 4
- Downstairs shower room
- First floor landing
- Master bedroom with twin fitted wardrobes and en-suite shower
- Two further double bedrooms – one with twin-fitted wardrobes and dual-aspect views
- Bathroom featuring a white suite and separate shower enclosure
- LPG heating and double glazing
- Intruder alarm
- Low maintenance private gardens
- Large, well-maintained communal village greenspace to the front, ideal for playing with children and dogs
- Garage and double driveway
- Ample visitor parking within the development

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



The fitted carpets, oven, hob, cooker hood, washing machine, tumble dryer, dishwasher, and fridge/freezer are included. EPC Band D

North Middleton is a most friendly traditional village in the heart of Midlothian yet within easy reach of Edinburgh. This charming semi-rural location allows for plenty of countryside walks and other outdoor activities. Moorfoot Primary School is within walking distance of the property, with St Andrew's Primary located in nearby Gorebridge. Secondary schooling is available at Newbattle High School in Easthouses or St David's in Dalkeith. The village has its own Post Office and Village Community Hall, which hosts regular social events such as quiz nights and has a bar that is usually open every Friday and Saturday for entertaining. There is an express bus service from the village of North Middleton going direct into Edinburgh, with the bus stop located within a few minutes walk from the property. The town of Gorebridge is only a short drive away and offers a bank, supermarket facilities, GP surgery, vet, etc. There is also the Train Station in Gorebridge with a free parking, providing easy access to Edinburgh and the Scottish Borders. The nearby village of Borthwick has a beautiful church and Borthwick Castle Hotel offers bar facilities and evening meals.



