



## 11 CLEUCH AVENUE

North Middleton, Midlothian, EH23 4RP





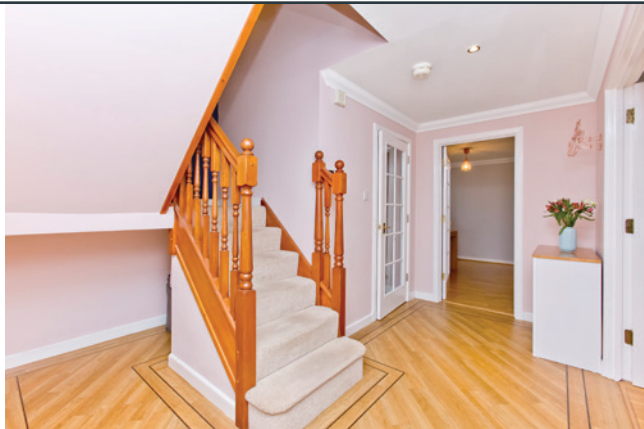
# EXCEPTIONAL DETACHED HOUSE

Representing an exceptional family home within a small, modern development in North Middleton, near Gorebridge, boasts five bedrooms, two bathrooms and a WC, desirable open-plan living, and a home office, plus a secluded garden, an integral, partially-converted double garage, and a double driveway.

The home's front door opens into a vestibule with a built-in cupboard, flowing through to a hall with a WC and further incorporated storage. On your left, you step into an open-plan living/dining room and family room. The living and dining room promises flexibility for lounge and dining furniture and is lit by southeast- and westerly-facing windows, allowing the sunshine to stream in throughout the day. Currently used as a play room, the family room could lend itself to a variety of uses and features French doors opening onto the rear garden.

## FEATURES

- Exceptional detached house
- Small modern development
- Vestibule and hall with WC
- Open-plan living/dining room and family room
- Attractive breakfasting kitchen
- Useful home office
- Five double bedrooms
- One en-suite shower room
- Four-piece family bathroom
- Secluded rear garden
- Double driveway
- Integral, partially-converted double garage
- GCH and DG







# ATTRACTIVE BREAKFASTING KITCHEN

Next door, a generous, light-filled kitchen is fitted with an excellent selection of stylish cabinets, framed by white worktops (housing a double Butler sink), and metro-tiled splashbacks. Integrated appliances include a Neff slide and hide double oven, an induction hob, an extractor hood, a fridge, and a dishwasher. A breakfast bar also features, whilst an adjoining utility room (with external and garage access) provides a discrete laundry area. A home office completes the ground-floor accommodation.





# MASTER BEDROOM WITH EN-SUITE

A landing on the first floor, with storage and loft access, leads to four of the property's five double bedrooms and a family bathroom. The bedrooms enjoy their own unique, tasteful décor and plush fitted carpets, offer plenty of space for furniture, and accommodate built-in storage. The luxurious, generous master suite boasts a stylish en-suite shower room with a walk-in shower enclosure and underfloor heating. The fifth bedroom is accessed via a door and a small set of stairs from a split-level landing.





# FOUR-PIECE FAMILY BATHROOM

Finally, the partially-tiled, four-piece family bathroom comprises a bathtub, a separate shower cubicle, a wall-mounted basin, and a concealed-cistern toilet. Gas central heating and double glazing ensure year-round comfort and efficiency.



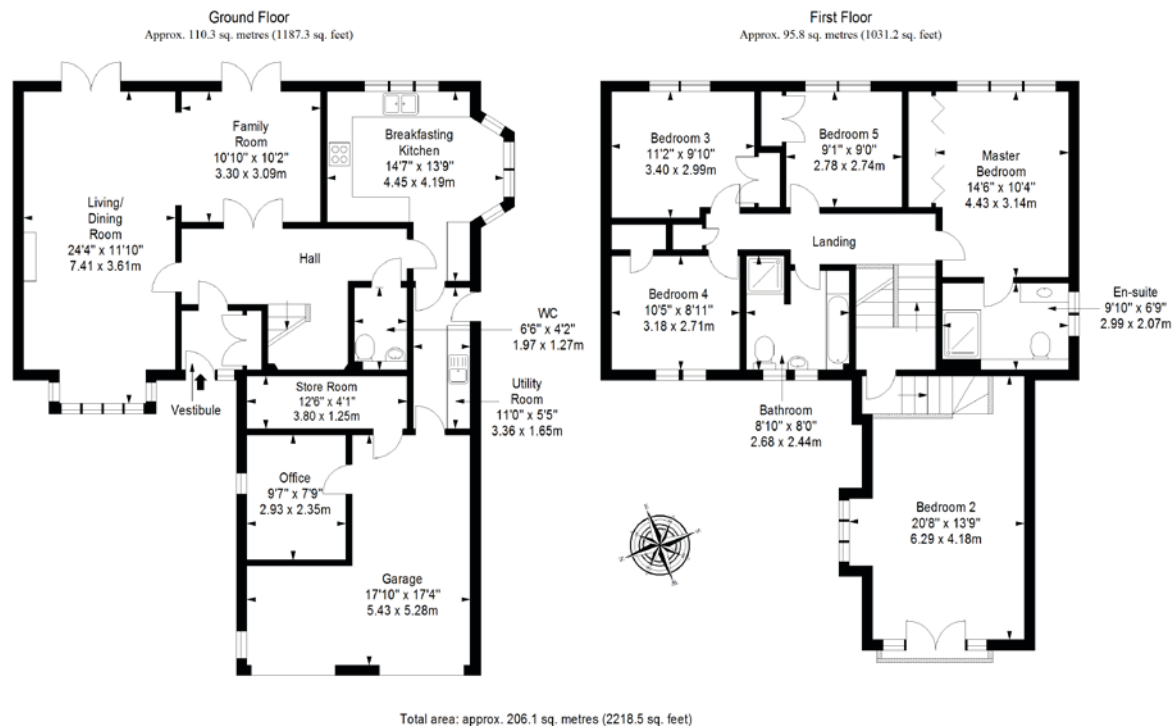


# SECLUDED REAR GARDEN



Externally, in addition to the front lawn, the home is complemented by a large, southeast-facing, secluded rear garden, ideal for alfresco entertaining with guests and relaxing as a family during the warmer months. The rear garden features a spacious manicured lawn, raised plant beds, and a patio. Private parking is provided by a double monoblock driveway leading to an integral, partially-converted double garage, which also includes a large built-in store. There is also a communal village green within the development, with regular upkeep covered by the residents' association fees.





## NORTH MIDDLETON

Nestled in the scenic Midlothian countryside, 12 miles south of Edinburgh, North Middleton promises an ideal option for families seeking a peaceful, yet well-connected location. The village is served by a post office, a primary school, and a community hall, hosting a calendar of social events. The local area offers unspoilt beauty with woodland walks along the Middleton North Burn surrounded by fields and farmlands. Further amenities can be found just under two miles away in the town of Gorebridge, including supermarkets and retailers, a library, and various eateries and pubs. Gorebridge also boasts a leisure centre and football club, judo club and Bumblebee sports for youngsters. Gorebridge train station provides services to Edinburgh, taking approximately 30 minutes. The village of North Middleton benefits from bus links and is well-placed for swift access to the City Bypass and motorway links beyond. For secondary and independent education, numerous schools can be found in nearby towns and villages, such as Lasswade and Dalkeith, whilst the capital's superb selection of Higher Education institutions are all easily accessible.



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### TERMS & CONDITIONS

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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.

