



10 Middleton Avenue
NEWCRAIGHALL | EH21 8SW


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Nestled in the heart of a modern, manicured development, moments from the excellent amenities at Fort Kinnaird, the train station and city bypass and the vast open countryside is this immaculately presented detached family home. Boasting a South facing sun trapped rear garden, a wide driveway and garage this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge currently being used as an additional 5th bedroom, a luxury kitchen with attractive units and stylish island that flows through to the family room with bi-fold doors that flood the room with an abundance of natural light and downstairs is completed by a useful utility room with garage access and a W/C.

Following a carpeted staircase to the upper levels, this enjoys a master bedroom with built-in mirrored wardrobes and an elegant en-suite shower room. Three further well-proportioned double bedrooms (two with built-in wardrobes) and the home is completed by an exquisite main bathroom with shower over bath.

Externally the fully enclosed South facing rear garden offers a high degree of privacy and is mainly laid to lawn with paved and decked sections ideal for al fresco dining and entertaining.



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





- Detached family home in quiet, modern development
- Moments from the train station and city bypass
- Fort Kinnaird on your doorstep
- South facing, private, sun drenched rear garden wonderfully landscaped
- Wide driveway and integral garage
- Welcoming hallway
- Bright lounge with twin window
- Stunning kitchen with stylish island and luxury kitchen units
- Family room overlooking rear garden with bi-fold doors
- Useful utility room and a W/C
- Master bedroom with an elegant en-suite shower room
- Three further ample sized double bedrooms
- Large family bathroom
- Gas central heating and double glazing

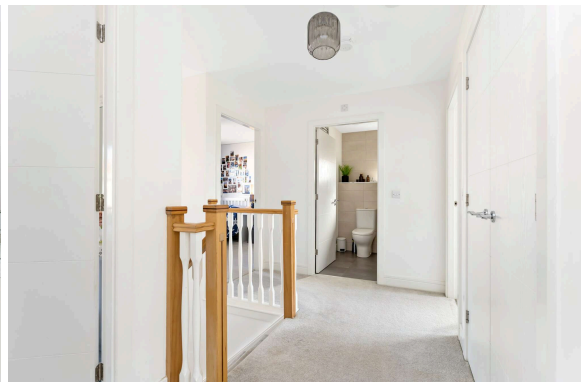
Energy rating B
Council tax band G

Factor is managed by Newton and costs around £25 per month and covers maintenance within the development.

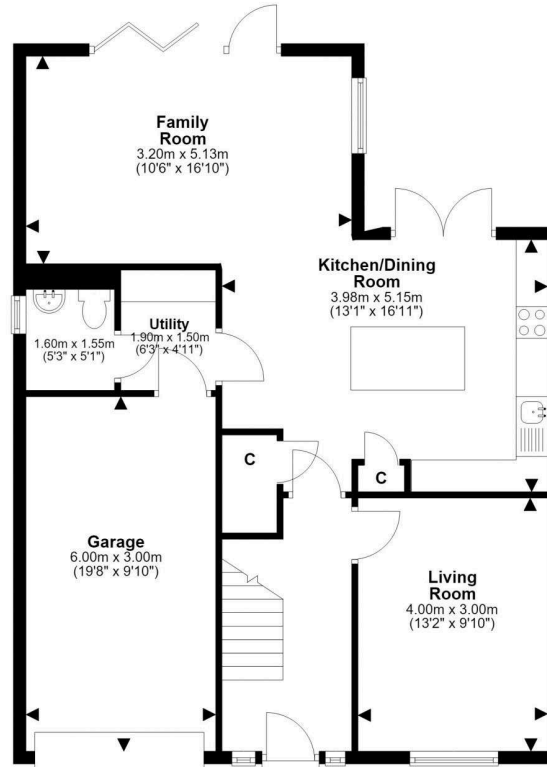
Extras included in this sale will be light fittings above kitchen island, all blinds (blinds in hall and on bifold doors are electric), curtains on bifolds, integrated dishwasher, fridge freezer, oven, microwave (also has oven feature) and induction hob



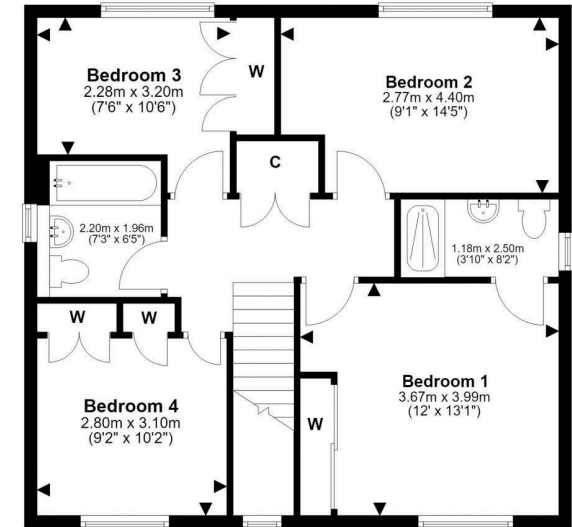
Newcraighall is a sought-after suburb located in the south-east of the city, situated close to Musselburgh. There is an excellent range of shopping outlets at the nearby Fort Kinnaird leisure complex, Musselburgh town centre and Asda Supermarket. The area is close to pleasant open countryside, with sandy beaches nearby at East Lothian. 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 city by-pass and train station conveniently close ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.







Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.