



15 Cleuch Avenue
NORTH MIDDLETON | GOREBRIDGE | EH23 4RP

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Set within a small and exclusive development in the semi-rural village of North Middleton, near Gorebridge, this attractive detached villa offers a wonderful opportunity to enjoy peaceful countryside living while remaining within easy reach of local amenities and transport links.

The property is presented in good decorative order throughout and provides generous, flexible accommodation ideal for modern family living. On the ground floor, a welcoming entrance hall leads to a bright and spacious lounge, complete with a charming wood-burning stove, creating a warm and inviting focal point. There is also a separate dining room, perfect for entertaining, and a well-appointed kitchen with breakfast area, offering an ideal space for everyday family meals. A utility room provides additional practicality, while a versatile study or fifth bedroom on the ground floor offers flexibility for home working or guest accommodation. A convenient cloakroom/WC completes the downstairs layout.

Upstairs, the property features a generous principal bedroom with its own en-suite shower room and walk-in wardrobe, along with three further well-proportioned bedrooms and a modern family bathroom. Additional storage is available via the attic space. Externally, the home benefits from a single garage and private driveway, along with central heating and double glazing for comfort and efficiency. To the rear lies a particularly large and beautifully landscaped south-facing garden, offering a high degree of privacy and seclusion, an ideal setting for relaxing, gardening, or outdoor entertaining while enjoying the surrounding countryside atmosphere.

This delightful home combines space, privacy, and rural charm in a sought-after village setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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





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 village hall. The town of Gorebridge is only a short drive away and offers a bank, supermarket facilities, GP surgery, vet, etc. The nearby village of Borthwick has a beautiful church and Borthwick Castle Hotel offers bar facilities and evening meals.

Council Tax Band F and Energy Rating Band D

Residents Association fee of approximately £190 per annum



The washing machine, dishwasher, tumble dryer, blinds, curtains, and light fittings will be included in the sale. The larder fridge and chest freezer will not be included in the sale.

- Exclusive semi-rural village location
- Spacious 4-5 bedroom villa with flexible layout
- Principal bedroom with en-suite & walk-in wardrobe
- Large, private south-facing garden
- Garage, driveway, heating & double glazing
- Well-presented throughout







22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc