



28 Cleuch Road
NORTH MIDDLETON | GOREBRIDGE | MIDLOTHIAN | EH23 4RB


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Nestled on a quiet green cul-de-sac in the heart of picturesque, thriving North Middleton surrounded by the vast open Midlothian countryside yet only 12 miles from Edinburgh this property would make an ideal buy in a tranquil, yet well-connected location. The property is conveniently close to Gorebridge with the train station offering access to Waverley station in around 30 minutes. Offered to the market in luxury move-in condition further benefits include a South facing sunny rear garden, a front garden, wide driveway and an integral garage.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with wood burning stove which flows through to the ample sized formal dining room and connects to the contemporary kitchen with attractive units with a utility room off. Downstairs is completed by a large double bedroom or ideal home office and a stylish shower room. Following up a carpeted staircase the upper level enjoys an ample sized master bedroom with an elegant en-suite shower room, two further well-proportioned double bedrooms (one with double built-in wardrobes) and the home is completed by a well-appointed main bathroom with bath and separate shower.

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





Externally the fully enclosed, secluded South facing rear garden is mainly laid to lawn with colourful plants, trees and shrubs and decked and paved sections to create stunning al fresco dining and entertaining spaces.

- Detached family home on quiet cul-de-sac
- Picturesque North Middleton village
- Close to excellent amenities and links at nearby Gorebridge
- Vast open countryside on your doorstep yet conveniently close to Edinburgh
- Front and rear garden, wide driveway and garage
- Welcoming hallway
- Bright bay windowed lounge with wood burning stove
- Formal dining room

- Luxury kitchen with attractive units and useful utility room
- Four large well-proportioned bedrooms
- Three bathrooms
- Secluded South facing rear garden

Energy Rating D. Council Tax Band F.

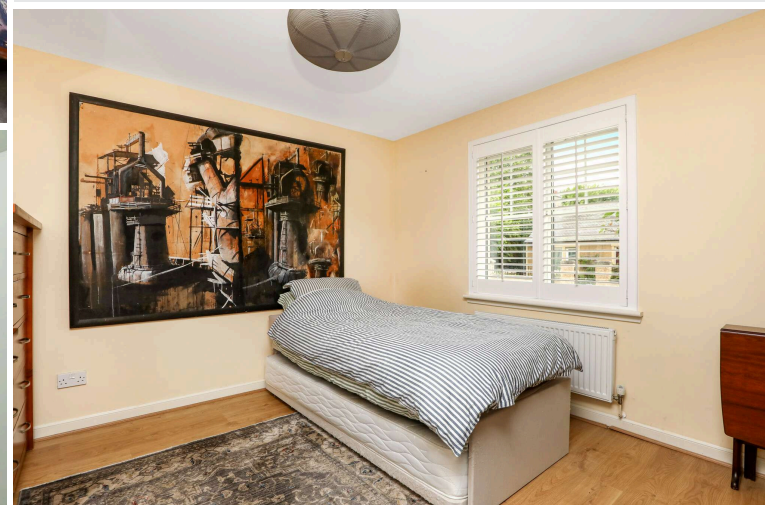
Included in the sale will be the curtains with curtain rails, blinds, wooden window shutters, the large white chest of drawers with wooden handles located in bedroom 3, the white floating shelving in the living room and kitchen, wall mounted shelving in the garage.

The American fridge freezer, wardrobes in the master bedroom, and some other items of furniture, are available by separate negotiation.

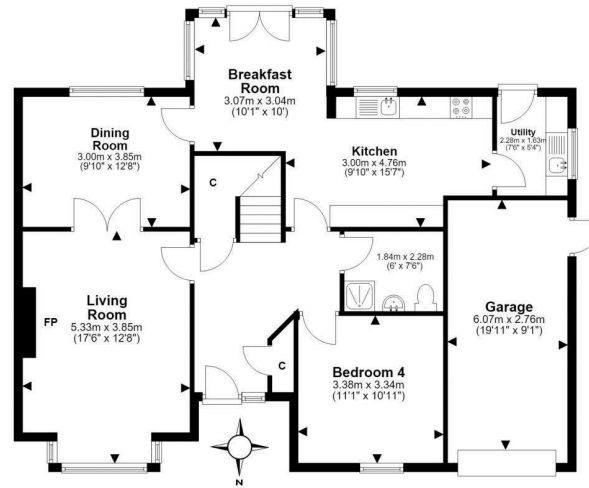


North Middleton is a most friendly traditional village in the heart of Midlothian yet within easy reach of Edinburgh which is only 12 miles away. This charming semi-rural location allows for plenty of countryside walks with views over the surrounding fields, Borthwick Castle, Pentland Hills and other outdoor activities. The property is well situated to take advantage of the Midlothian South and Moorfoot Edge bicycle network. 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 thriving village hall with many seasonal activities and events. The town of Gorebridge is only a short drive away and offers supermarket facilities, GP surgery, vet, etc with Gorebridge train station offering access to Edinburgh Waverley in around 30 minutes.

There is a fee of approximately £190 per year, for public liability insurance and grass cutting of The Green, payable to the residents' association.







Ground 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.



First Floor