




McEwan Fraser Legal

Solicitors & Estate Agents

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12a Borthwick Castle Road

NORTH MIDDLETON, MIDLOTHIAN, EH23 4QS



12A BORTHWICK CASTLE ROAD

North Middleton is a beautiful and picturesque village situated in the Midlothian countryside yet within a 5 minute drive to Gorebridge with local amenities such as Banking, GP surgery and a supermarket. For greater local amenities Dalkeith is a further 10 minute drive away and here you will find everything for all your monthly requirements, as well as a Library, Leisure Centre and a swimming pool in Newtongrange.

Edinburgh City Centre can be reached within a of half an hour. Within the village is the Community Hall, Children's playground and Moorfoot Primary School and Nursery primary school and there is also a local post office. All in all this is a picturesque rural setting yet within the easiest possible reach of a wide selection of local amenities.

NORTH MIDDLETON, MIDLOTHIAN





THE KITCHEN



THE INTERIOR

An excellent opportunity has arisen to acquire this spacious two bedroom detached house, completed approx. July 2015, making for an ideal family home. Viewing of this property is highly recommended to fully appreciate it's size, which at first glance may give the impression of a bungalow, whilst hiding a substantial lower living area to the rear.

Internally this accommodation, as would be expected with a new build, is in excellent decorative order, briefly comprising;

Ground Floor; entrance vestibule, leading onto the internally hallway with two double shelved storage cupboards, one of which houses the boiler, an open plan, partially tiled kitchen/diner, benefiting from an integrated ceramic 4 hob/oven, fridge/freezer and extractor fan, two double bedrooms and a three piece, partially tiled family bathroom, benefiting from a chrome heated towel rail.

Lower Ground Floor; a bright and spacious lounge including an open plan staircase with under-stair storage space, providing the option of using as a study area and access onto the decked area in the rear garden through two double patio doors.

This property also benefits from; gas central heating, full double glazing, private garden grounds surrounding the property including a secluded split level rear garden and a single driveway to accommodate for secure off-street parking for up to two cars as well as more than adequate on-street parking to accommodate for visitors.

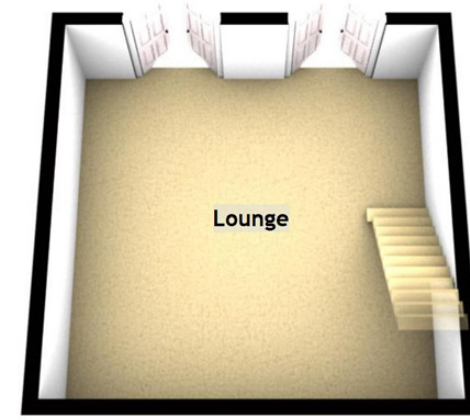
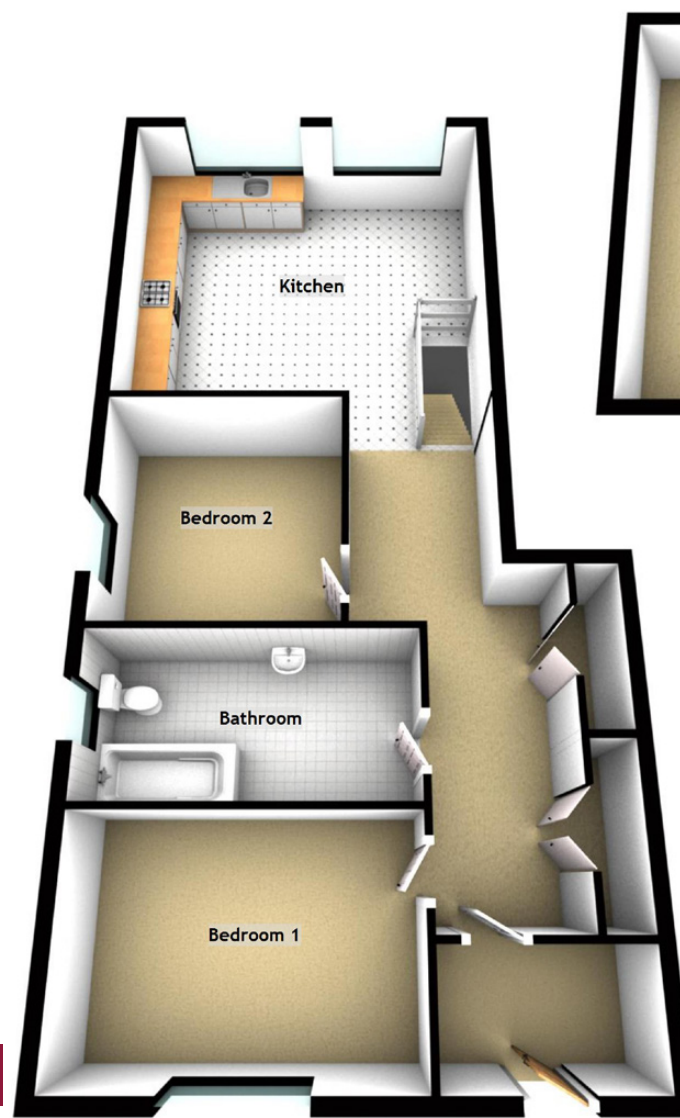




BEDROOM 1



BEDROOM 2

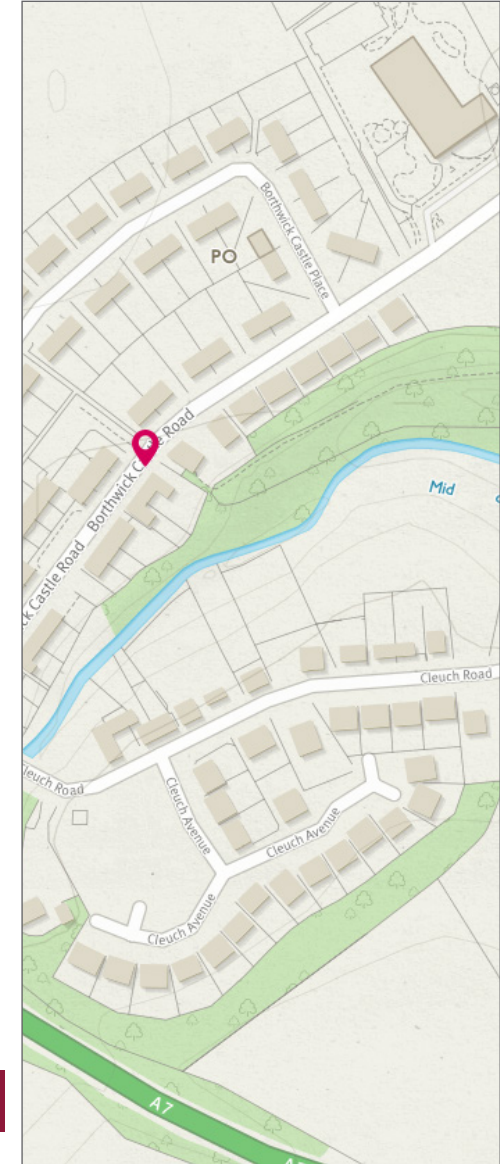


Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 5.29m (17'4")
Kitchen	5.31m (17'5") x 4.81m (15'9")
Bedroom 1	4.22m (13'10") x 2.99m (9'10")
Bedroom 2	3.28m (10'9") x 3.23m (10'7")
Bathroom	4.22m (13'10") x 2.14m (7')

Extras
(Included in the sale)

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.







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Part
Exchange
Available



Text and description
SEAN NICOL
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer