



Charming upper villa

With stunningly landscaped rear garden

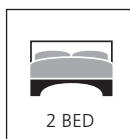


9 Cleuch Road

North Middleton, Gorebridge, Midlothian, EH23 4RB



Scan Here!



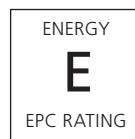
2 BED



1 BATH



ON STREET



ENERGY

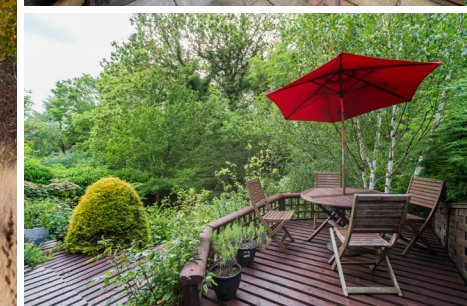
E

EPC RATING

NORTH MIDDLETON / GOREBRIDGE MIDLOTHIAN

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, here you will find everything for all your monthly requirements, as well as a library, leisure centre and a swimming pool in Newtongrange along with a large Tesco supermarket at Eskbank (10 minutes drive away). The Edinburgh city centre can be reached within a of half an hour. Within

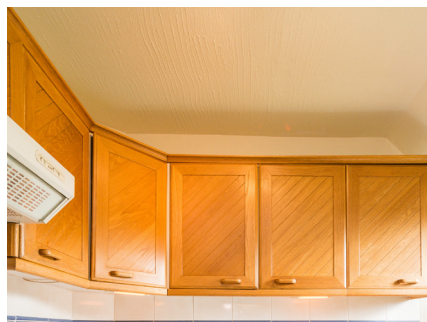
the village is the community hall, children's playground and Moorfoot Primary School and Nursery primary school and there is also a local Post Office. All in all this is an attractive rural setting yet within the easiest possible reach of a wide selection of local amenities. There are also good public transport links into Edinburgh and down towards the Borders (the x95 rail link bus goes past the road end at North Middleton). Also, once the Borders railway is open, there will be a station at Gorebridge, which is about two miles away.



VIEW TO PENTLANDS & LOCAL PARK

GARDEN SPACE





9 CLEUCH ROAD

We are delighted to present to the market this wonderful upper villa situated in a leafy pocket of North Middleton. The property is brought to the market in walk-in condition and would be an ideal purchase for anyone looking to escape the hustle and bustle of the city centre.

The flat has been designed to maximise the natural available light to create a modern ambience, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The accommodation briefly comprises; welcoming entrance vestibule, hallway, kitchen, two double bedrooms (Bedroom two has a working open fireplace), lounge, bathroom (which has an electric shower

and under floor heating) and a good sized floored attic. The kitchen is fitted with floor and wall mounted units providing plenty of worktop space, and benefits from a variety of appliances (listed in the extras). The lounge has a beautiful multi fuel burning stove and a stunning wooden floor. The property benefits from white meter heating and double glazing to ensure a warm yet cost effective living environment all year round.

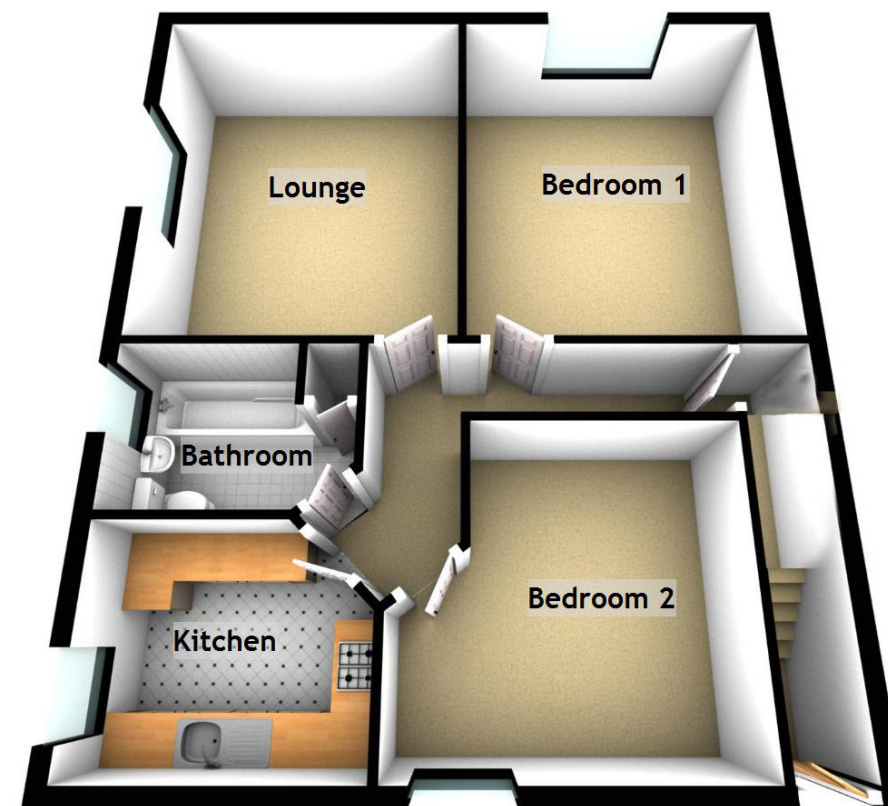
Externally there is plenty of on street parking and a spectacular rear garden that has been wonderfully landscaped with a variety of beds and decked areas. As one approaches the rear of the garden you will come to a viewing platform looking over the Middleton North Burn.

This is a beautiful property and would make an excellent home for any buyer. Viewing is highly recommended.





BEDROOMS & BATHROOM



SPECIFICATIONS

APPROXIMATE DIMENSIONS

(Taken from the widest point)

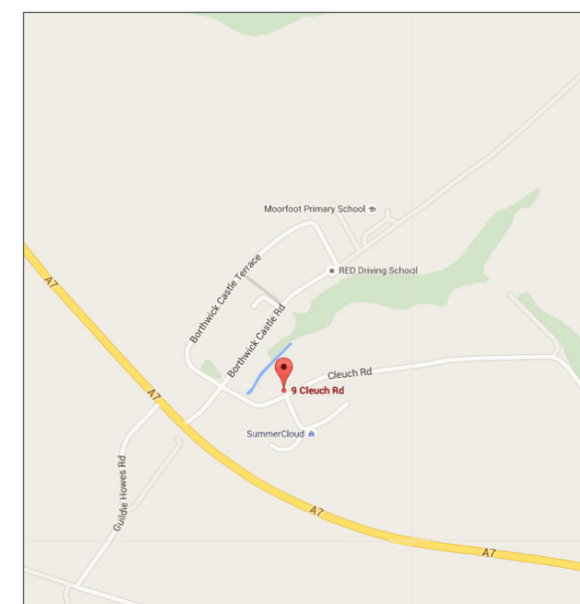
Kitchen	3.06m (10') x 2.23m (7'4")
Lounge	4.40m (14'5") x 3.70m (12'2")
Bedroom 1	4.40m (14'5") x 2.90m (9'6")
Bedroom 2	4.32m (14'2") x 3.25m (10'8")
Bathroom	2.22m (7'3") x 2.06m (6'9")

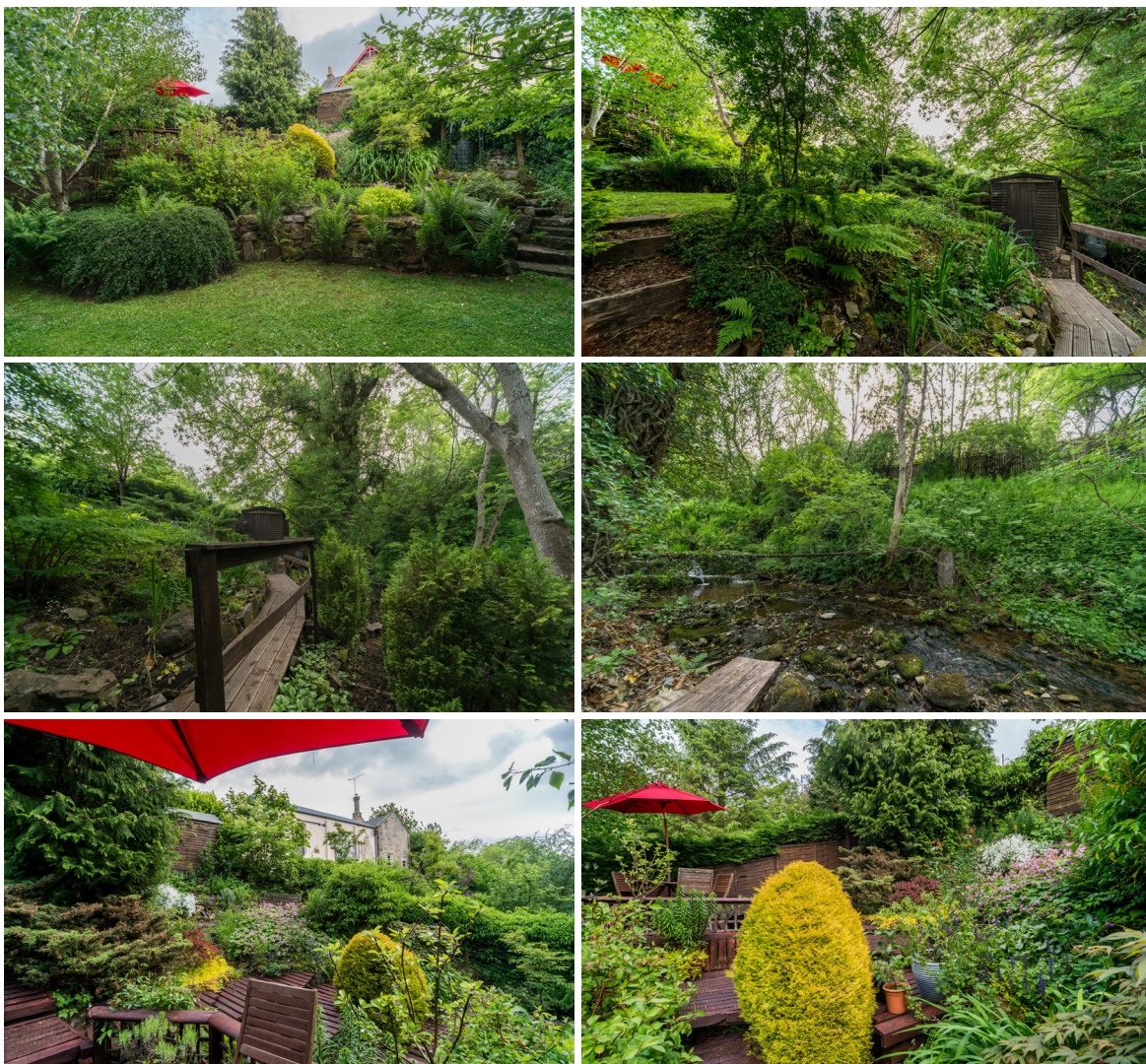
GROSS INTERNAL FLOOR AREA (M²)

68 Square Metres or thereby

EXTRAS

The fitted carpet, light fittings, multi fuel burning stove, electric hob, oven, cooker hood, washer/dryer, dishwasher, fridge, freezer and two of the wooden sheds are included in the sale.





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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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