



33 Cleuch Road, North Middleton, Midlothian, EH23 4RB

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Superb opportunity to purchase a spacious detached property in a wonderful semi-rural location. McDougall McQueen are proud to present to the market this rarely available detached family home. The property is quietly situated with wonderful views over the surrounding countryside in the village of North Middleton on the outskirts of Gorebridge. The property offers excellent flexible accommodation which will suit most family requirements and has a driveway providing off street parking and access to a detached garage. Given the quality of fixtures and fittings, its beautiful location and the flexibility of accommodation on offer we would recommend viewing of this property at your earliest convenience.

- Entrance hallway with storage
- Spacious living and dining room with dual aspect windows featuring a full height picture window to the front and fire surround.
- Fitted kitchen with a range of base and wall units, touch control ceramic hob, glass splashback, extractor and oven.
- Bedroom three with front facing window
- Bedroom four currently used as a dining room with rear facing window and built-in wardrobes
- Family bathroom with P-shape shower bath with shower screen, wc, sink, and towel radiator
- Study with fitted mirrored wardrobes, bookcase and stairs to the

- upper level
- Upper landing
- Main bedroom with dual aspect Velux windows
- En-suite WC with sink
- Bedroom two with dual aspect Velux windows and built-in wardrobe
- Double glazing and LPG central heating
- Superb garden grounds to the front side and rear which are ideal for outside entertaining
- Driveway and detached garage
- Wonderful countryside views towards Borthwick Castle, Borthwick Church and the surrounding areas



Location

The property is located in the increasingly popular Midlothian village of North Middleton, which lies on the outskirts of Gorebridge within easy commuting distance of Edinburgh. The property is well positioned to take advantage of a good range of shopping outlets in the vicinity, with further facilities available at Newtongrange, Dalkeith and Bonnyrigg, with these locations being easily accessible. Local nursery and schooling is provided by Moorfoot Primary School, which is located nearby. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The City Bypass and main motorway network are also within easy reach along with the Borders Railway line.

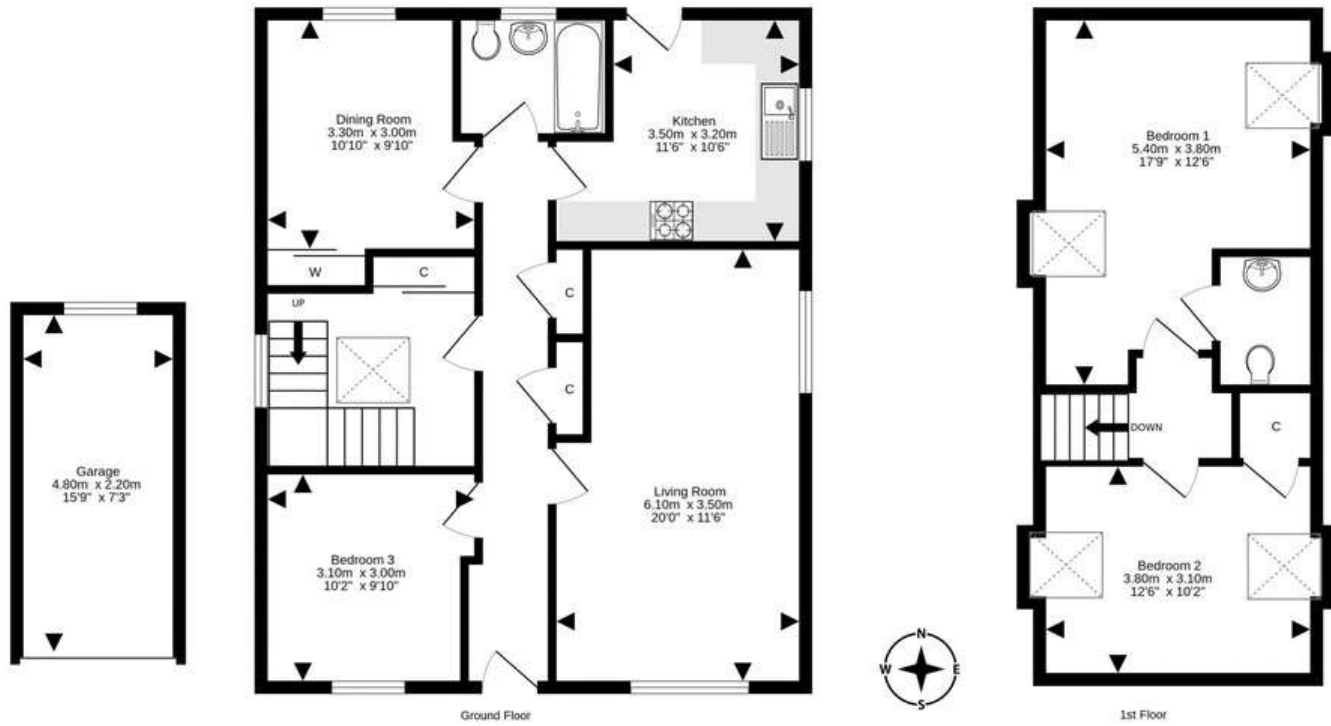
Extras

Included in the sale are: floor coverings, light fittings, blinds where fitted, integrated appliances, greenhouse and timber shed. Other items may be available by negotiation. No warranty applies to any integrated appliances and remaining items included in the sale and these items are sold as seen.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

