



18 Cleuch Avenue, Gorebridge, EH23 4RP

Guide price £350,000







# 18 Cleuch Avenue, North Middleton, EH23 4RP

- Modern Detached Bungalow
- 2 Public Rooms
- Large Driveway and Garage
- Semi-Rural Location
- Edinburgh 15 Miles North
- 3 Bedrooms (Principal En-suite)
- Immaculately Presented Throughout
- Envious Corner Plot
- Ideal Downsizing Opportunity

We are delighted to bring to the market this modern detached bungalow, set within an enviable corner plot on the edge of the peaceful commuter village of North Middleton, just 5 minutes south of Gorebridge. The property offers immaculately presented, free-flowing accommodation, with well-maintained gardens, large driveway and integral garage.

The property lies within easy commuting distance of Edinburgh, and has a good range of amenities close at hand in nearby Newtowngrange and Gorebridge, including local shops, supermarkets and a leisure centre. Vogrie Country Park and Newbattle and Kings Acre Golf Courses are only a short drive away, with the Pentlands Hills a little further afield. The A7 main road links to the city bypass and main motorway networks. The Borders Railway link, which allows journeys between Tweedbank in the Borders and Edinburgh Waverley which includes a station at Gorebridge, just 10 minutes drive from the property.

- ENTRANCE HALLWAY - LOUNGE - DINING ROOM - KITCHEN - UTILITY ROOM - BATHROOM - THREE BEDROOMS (PRINCIPAL EN-SUITE SHOWER ROOM) -



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## Internally

The property is entered via a multi-locking front door into a spacious hallway with plentiful storage. The well-proportioned lounge is set to the front of the property with large feature bay window and decorative gas fireplace. A set of double doors to the rear of the lounge lead through to the immaculately-presented dining room. The kitchen is set to the rear of the property enjoying views over the rear garden. The principal bedroom is also set to the rear of the property and benefits from a modern en-suite shower room. There are two further bedrooms, both with built-in wardrobes. The well-appointed family bathroom completes the accommodation.

## Kitchen

The kitchen is fitted with a good range of wall and base unit cabinetry overlaid with stone-effect worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, gas hob with extractor hood, dishwasher and fridge/freezer. The adjoining utility room has spaces for a freestanding washing machine and tumble dryer.

## Bathroom

The family bathroom is fitted with a modern 4-piece suite including; WC, wash hand basin, panelled bath with tiled splashbacks, and separate shower cubicle.

The ensuite is fitted with a 3-piece suite including; WC, wash hand basin, and walk-in shower cubicle with mixer shower.





### Externally

The rear garden is easily maintained and primarily laid to lawn with established well-stocked beds bound by timber fencing. there is a raised decking area with a gazebo creating a wonderful space for entertaining. There are two garden sheds offering excellent storage.

The garden to the front is unbounded with lawn and mature trees and shrubs, as well as the large monoblock driveway.

### Garage & Outbuildings

The property benefits from a garage with up and over and rear door into the garden, and a large driveway allowing parking for several vehicles.

### Location

The property is nestled in a quiet semi-rural position in North Middleton, which benefits from a modern primary school, an active Community Hall and playpark, all within walking distance of the property. A short drive away are Gorebridge and Newtongrange, which between them offer a wide range of local amenities including shops, bars and schooling facilities, with buses from North Middleton. The Gorebridge Leisure Centre has a variety of facilities, classes and clubs. Lying close to the City Bypass, there are great links to the motorway network, the Forth Bridges and Edinburgh International Airport. The Scottish Borders Railway links the area to Edinburgh City Centre with stations located at both Newtongrange and Gorebridge, with the latter being within ten-minutes drive of the property. There is easy access to Straiton Retail Park and Fort Kinnaird offering a fantastic selection of high street shops and food outlets. Vogrie Country Park is close by offering wonderful walks and country space.

### Fixtures & Fittings

Fitted floorings, blinds and integrated appliances are to be included within the sale.. The two garden sheds and gazebo will also be included.

### Services

Mains water, electricity and drainage. Communal bulk LPG heating and double glazing.

### Council Tax

Council Tax Band E.

### Home Report

A copy of the Home Report can be downloaded from our website 24/7.

### Viewings

Viewings are strictly by appointment through James Agent.

### Offers

All offers should be submitted by your solicitor in Standard Scottish Format. All parties are advised to lodge a Formal Note of Interest. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept an offer at any time.

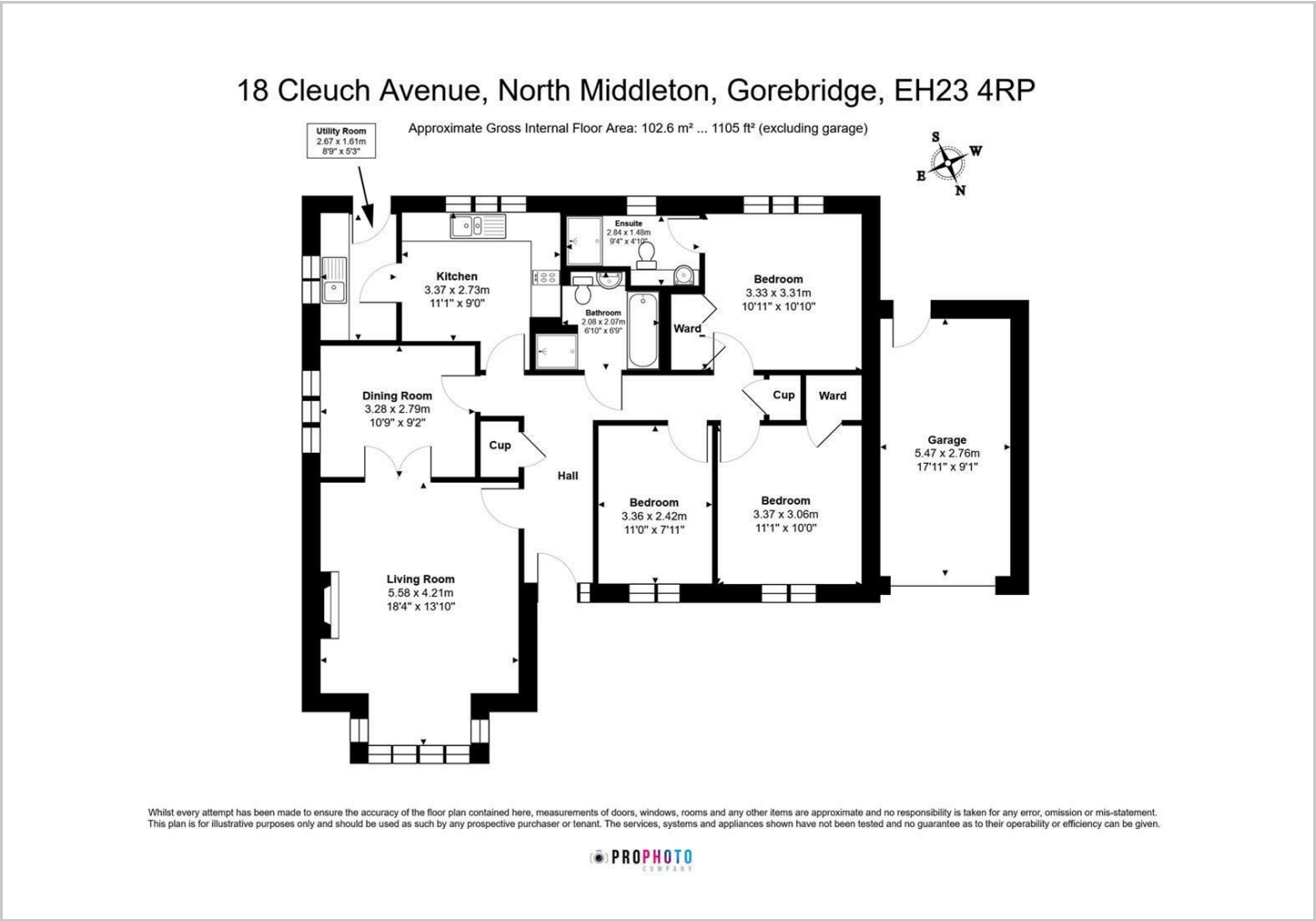








Floor Plans



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

