

# 32 Borthwick Castle Road

NORTH MIDDLETON, GOREBRIDGE, EH23 4QS



*Superb five-bedroom detached house that forms part of a small modern development in North Middleton*



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McEwan Fraser is delighted to present this superb five-bedroom detached house that forms part of a small modern development in North Middleton. The property was the original show-home for the development and as a result, it is offered to the market in excellent internal order. Internally, there is just over 180m<sup>2</sup> of living space over two floors. Two of the double bedrooms are on the ground floor and could serve a variety of different purposes giving a new owner tremendous flexibility over how they choose to utilise the available space. Further benefits include double glazing, gas central heating, solar panels, a driveway leading to a detached garage, and a generous garden with a southerly aspect.

# THE LIVING ROOM

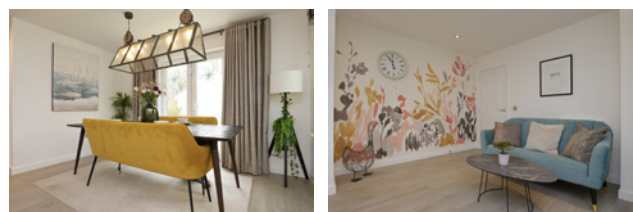


Entering the property, you find a welcoming hallway with the main living room on your left. The living room is dual-aspect, bright, and well-proportioned with plenty of space for a variety of different furniture arrangements. A new owner will have plenty of scope to create their ideal entertaining space.

# THE KITCHEN



The large family kitchen has plenty of space for less formal entertaining with space for a large dining table and additional seating. The kitchen itself has a full range of contemporary base and wall-mounted units that are set against a tiled splashback and topped with silestone worksurfaces. There is a range of integrated appliances including a dishwasher. A separate utility room has laundry facilities.





# THE UTILITY & WC





The ground floor is completed by two double bedrooms and a large WC that could be converted into a further shower room if required. Bedroom Four is currently used as a magnificent study and Bedroom Five is a further sitting room underscoring the versatility of the property.

## BEDROOM 4





# BEDROOM 5







Climbing the stairs, the bright first-floor landing gives access to three further bedrooms and the main bathroom. Bedroom One is dual-aspect and particularly spacious. There is an integrated wardrobe and plenty of space for a full suite of bedroom furniture. This bedroom also has access to a stylish en-suite shower room. Bedroom Two also has a dual aspect and an integrated wardrobe. Bedroom Three has plenty of space for a double bed and supporting furniture. The main bathroom has full contemporary tiling and a white suite with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



dual-aspect and particularly spacious





# BEDROOM 2





# BEDROOM 3





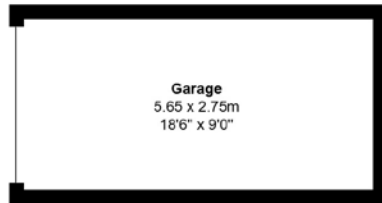
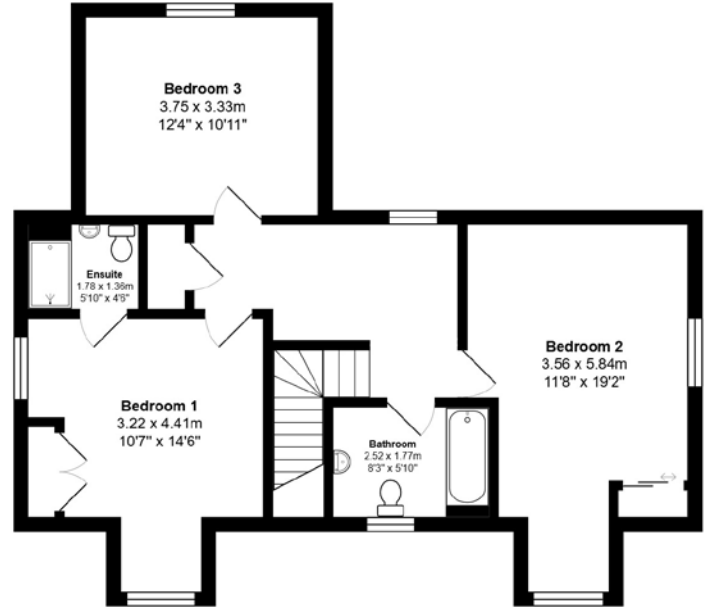
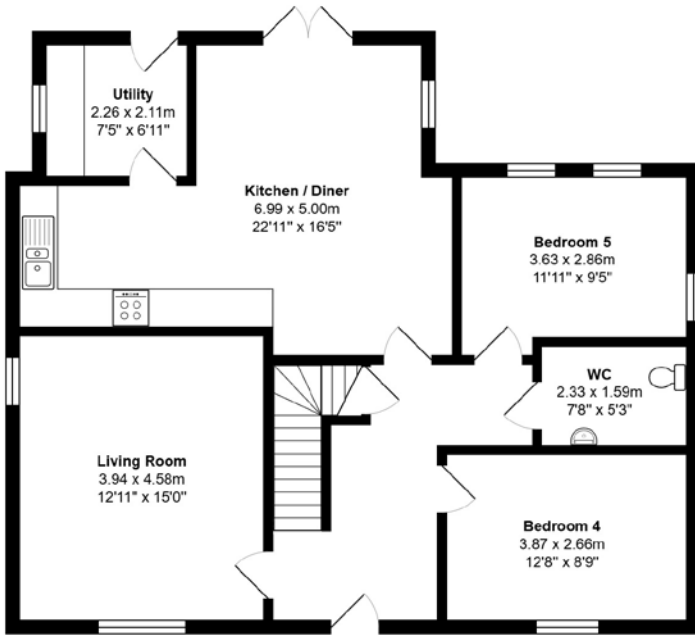
Externally, the property has a generous rear garden with two decked areas for entertaining, a mature lawn, a small putting green, and access to the garage and driveway.

# EXTERNALS





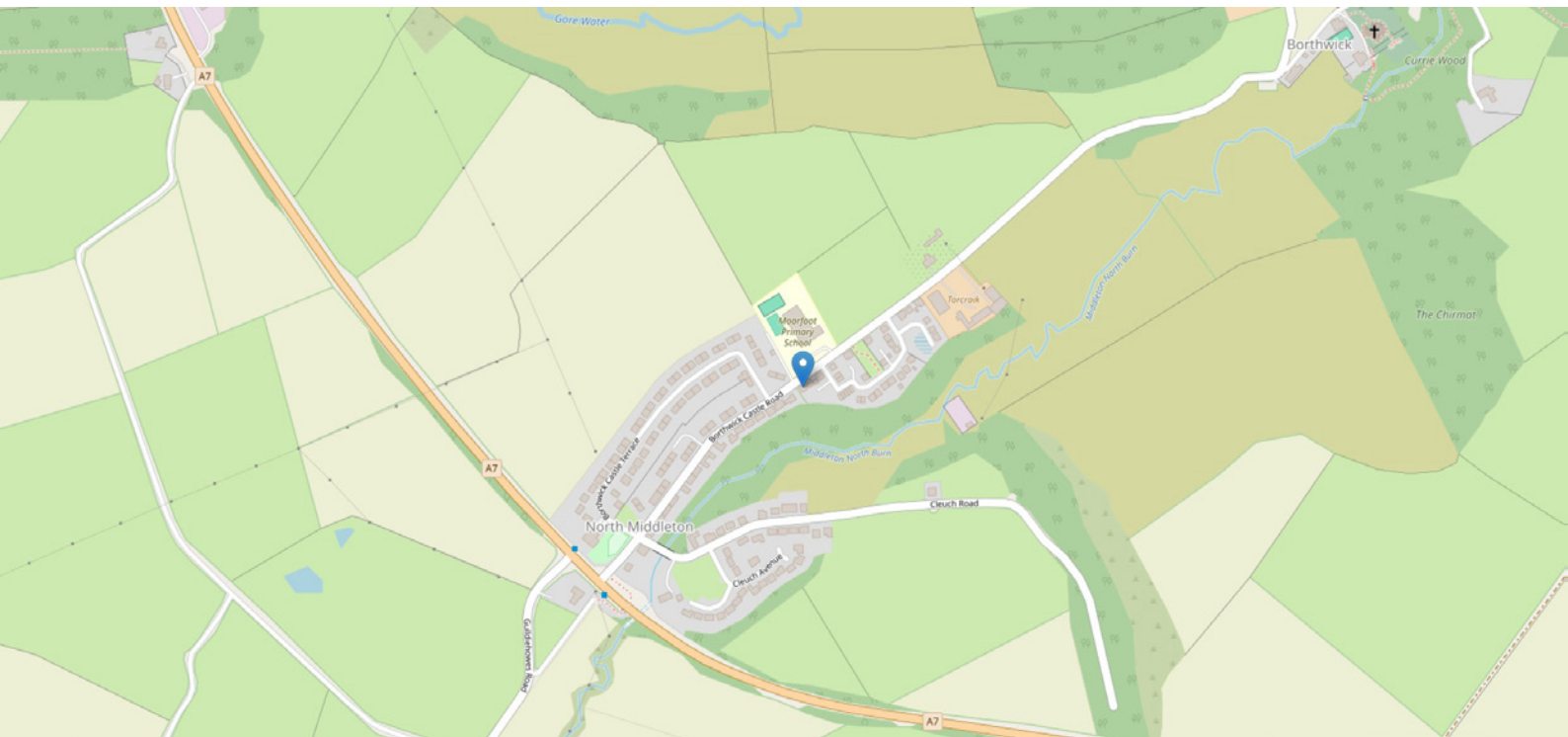
# FLOOR PLAN, DIMENSIONS & MAP



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Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 181m<sup>2</sup> | EPC Rating: B





# THE LOCATION

The property is situated within the small picturesque village of North Middleton, only a short distance from the popular Midlothian town of Gorebridge, an active and thriving community, situated in the county of Midlothian, some 10 miles from Edinburgh.







The area is surrounded by open countryside yet has excellent many local amenities serving everyday needs and is well-placed for access to many transport links including the City of Edinburgh Bypass, A7, A1 and A68. In Gorebridge itself, frequent bus services provide access to Edinburgh and surrounding districts and the local train station provides speedy journeys to Edinburgh & the Scottish Borders. The nearby Village Hall has occasional organised events and a playpark. The open spaces of Vogrie Park and Dalkeith Country Park are both within easy reach as are various outdoor pursuits, country walks and golf courses. Good schooling at all levels can be found throughout the surrounding area with Moorfoot Primary School located within the village.



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