










Offers Over
£460,000

12 Middleton Avenue

Newcraighall | Edinburgh | EH21 8SW

This bright and spacious four-bedroom detached villa enjoys an enviable position within a highly sought-after modern development. Offering a perfect blend of contemporary style and practicality, the property benefits from an exceptionally convenient location, close to a superb range of local amenities, schools, and excellent transport links, making it ideal for families and professionals alike. Presented to the market in pristine condition, this impressive home has been meticulously maintained and finished to an exceptionally high specification throughout.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms plus WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - G



Description

The property welcomes you with a bright and inviting hallway, setting the tone for the stylish and spacious interiors. At the front of the home, the reception room offers a cozy yet elegant living space, featuring neutral décor and a soft carpet, making it a perfect retreat for relaxation. To the rear, a stunning open-plan living area serves as the heart of the home, seamlessly integrating a modern kitchen, dining space, and lounge. The lounge area enjoys an abundance of natural light, thanks to impressive bi-fold doors that open directly onto the decked area of the enclosed rear garden, creating a perfect space for indoor-outdoor living. The contemporary kitchen is beautifully fitted with a sleek range of wall and base units, complemented by high-specification integrated appliances. The dining area, positioned to make the most of the garden views, benefits from additional access via double-glazed French doors. Off this versatile living space, there is a separate utility room providing additional storage and laundry facilities, as well as a convenient WC and internal access to the garage. The first floor boasts four well-proportioned double bedrooms. The principal bedroom, positioned to the front, features stylish glass and mirror-fronted built-in wardrobes and a luxurious en-suite shower room. A second rear-facing bedroom also benefits from sleek built-in wardrobes, while the third double bedroom enjoys a pleasant open rear aspect. The fourth double bedroom, located at the front, offers built-in storage and a cozy carpeted finish. The modern family bathroom is designed for both style and practicality, featuring a sleek white three-piece suite, mostly tiled walls, a thermostatic shower over the bath, and a full-height heated chrome towel rail for added comfort.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property offers excellent outdoor space, including a private driveway accommodating two cars, a garage, and an enclosed rear garden with a decked area and well-maintained lawn—perfect for outdoor dining, entertaining, or relaxation.

Viewing

Please contact Neilsons on 0131 625 2222.





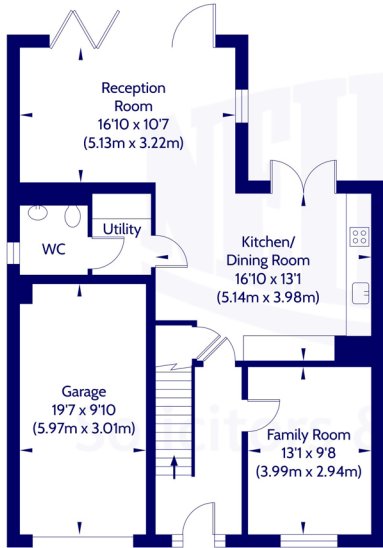
Location

Newcraighall is located to the east of Edinburgh and is well served by a host of excellent amenities at the nearby Fort Kinnaird shopping complex, which offers a wide range of high street stores such as Marks and Spencer, Boots the Chemist, and Next as well as an Odeon cinema and a variety of restaurants. Portobello and Musselburgh are within close proximity offering a further range of smaller retailers, restaurants and many pleasant walks along the promenades as well as Newhailes Park and National Trust House. Further leisure facilities are available including Portobello and Musselburgh Golf Courses, Jump in trampoline center, Power Soccer 5 a side Football Centre and both indoor and outdoor bowling Centres. The property is within the catchment area of good schools at both primary and secondary level and the area is well served by good bus services to and from Edinburgh's City Centre. The City By-pass is close by and links you to the main motorway network.

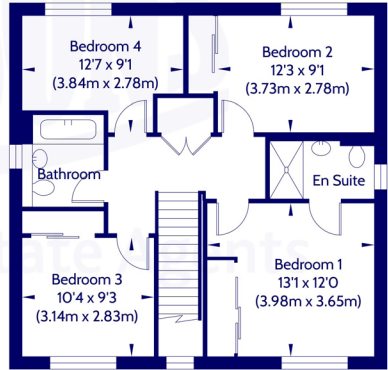




Approx. Gross Internal Floor Area 135.7 Sq M / 1461 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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