

21 Stone Avenue

MAYFIELD, DALKEITH, MIDLOTHIAN, EH22 5PD



*Spacious Two-Bedroom Mid-Terraced House
In Midlothian's Popular Mayfield Area*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom mid-terraced family home which has been upgraded and modernised by the current owners.

THE KITCHEN /LIVING ROOM



Inside, the property comprises of:

- Fully equipped kitchen which is situated in the open-plan living dining area. Making for an excellent family space.
- Spacious living area which is flooded with natural light from windows at both sides of the building and provides direct access into the private rear garden.





- There is one main family bathroom on the first floor which has been upgraded by the current owners. Fitted with a shower over the bath.
- The house has two generous double bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2

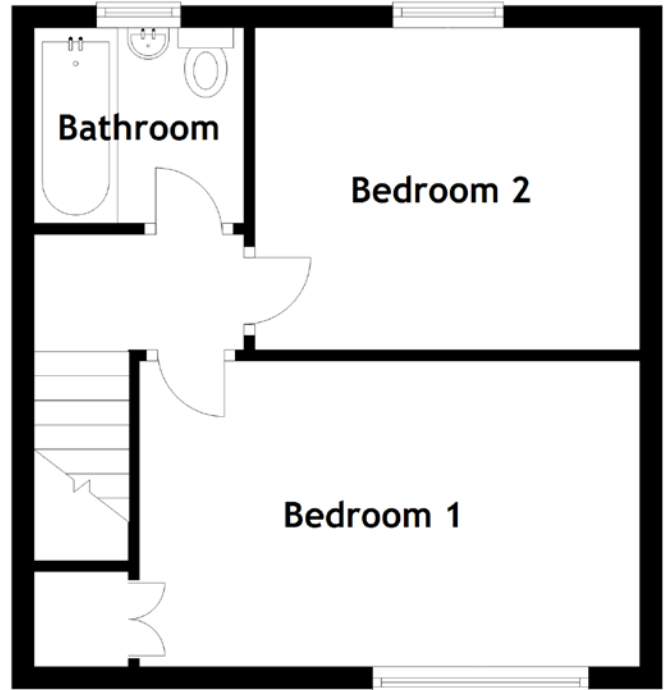
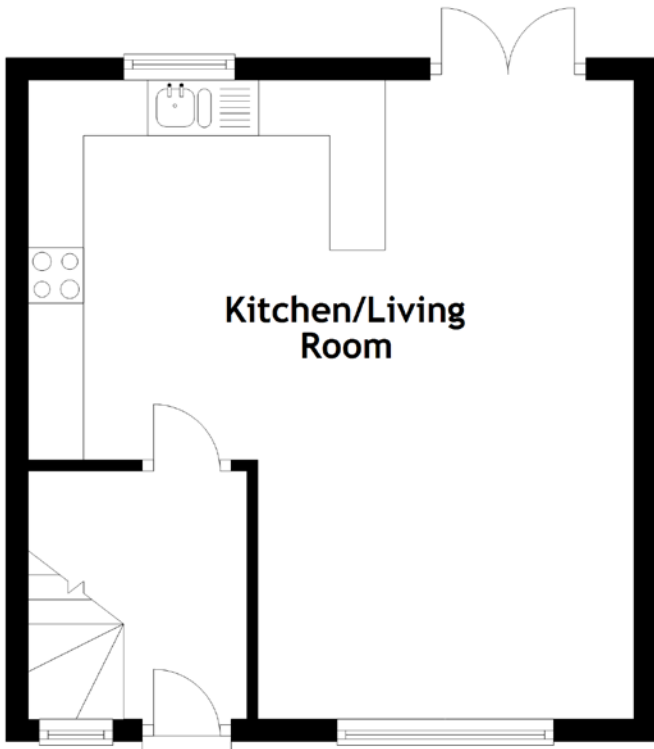


In addition, the property includes a single driveway, modern gas central heating and double-glazed windows making for a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

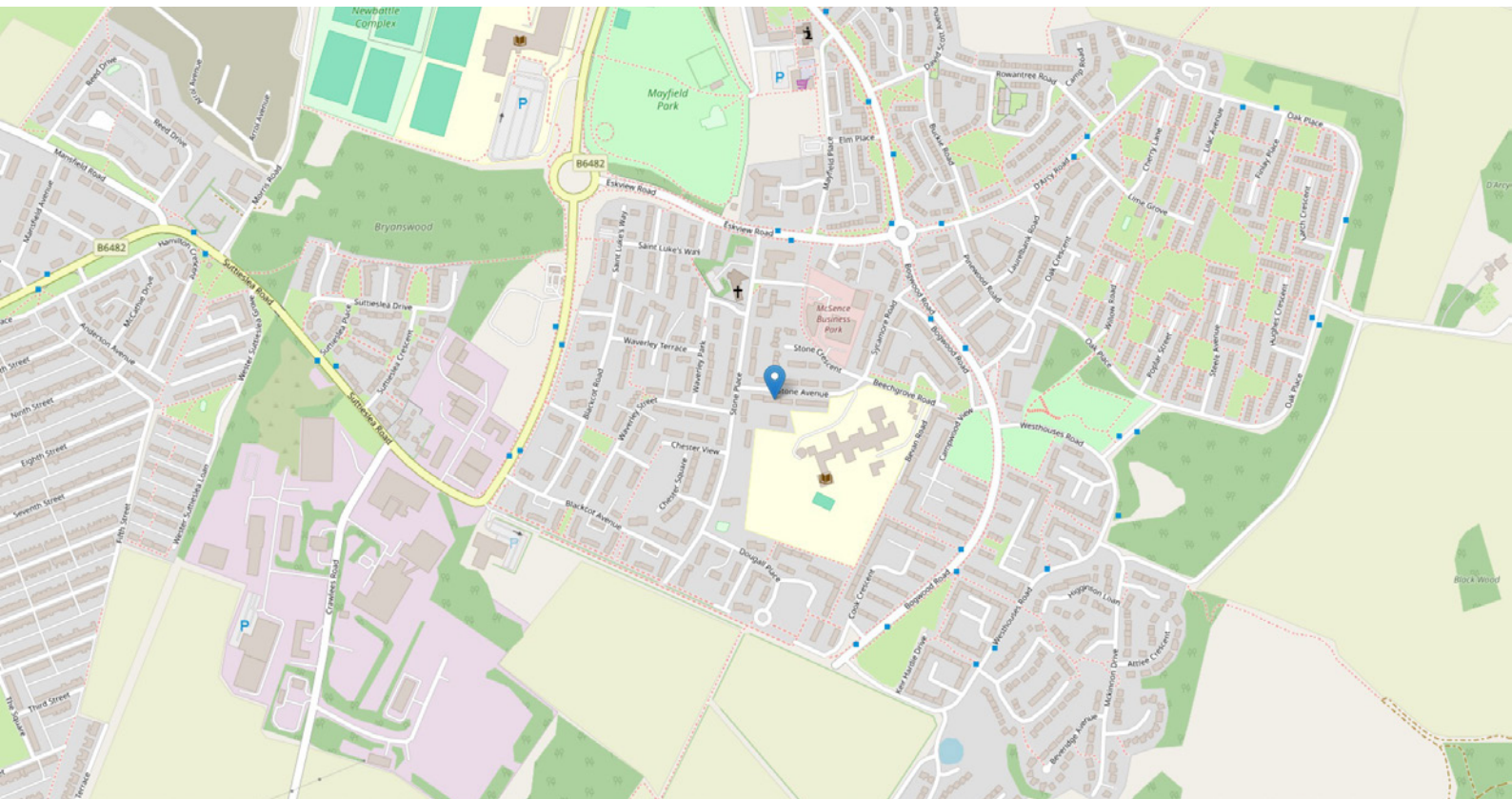


Approximate Dimensions
(Taken from the widest point)

Kitchen/Living Room 5.75m (18'10") x 5.46m (17'11")
Bathroom 1.95m (6'5") x 1.76m (5'9")

Bedroom 1 4.51m (14'10") x 2.76m (9'1")
Bedroom 2 3.47m (11'5") x 2.90m (9'6")

Gross internal floor area (m²): 63m²
EPC Rating: C



THE LOCATION

Mayfield is situated on the outskirts of Dalkeith and lies approximately eight miles from the city of Edinburgh. Mayfield itself is quite independent, providing a variety of local shops as well as banking and postal services. There is a Scotmid supermarket located here and there are also chemists, butchers, bakers and everything can be expected to satisfy most normal daily requirements. There is a choice of dentists and a substantial Doctor's Group Practice.





The local leisure centre has its own five-a-side football pitch and provides many other leisure facilities. Mayfield has its own nursery school, primary schools and for secondary education there is Newbattle High School locally or Dalkeith High School a short bus journey away.

It is a very simple matter to travel down into Dalkeith and people travel from a wide radius to take advantage of everything that Dalkeith can provide, being the main commercial and shopping centre for this part of Midlothian.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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