

# 30 Hughes Crescent

MAYFIELD, DALKEITH, EH22 5LU



*This mid-terrace house that has two double bedrooms and a box room has been a well-loved family home for many years*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this mid-terrace house that has two double bedrooms and a box room. The property has been a well-loved family home for many years and now would benefit from a degree of upgrading making this the perfect opportunity for a buyer who is keen to make their own mark on their new home.

# THE LIVING ROOM



Internal accommodation is centred on a spacious and bright living room that has ample space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN



The kitchen is well-proportioned and has space for a breakfast table alongside a good range of base and wall-mounted units that give plenty of prep and storage space. Gas hob and electric oven are integrated and space is provided for further freestanding appliances.



Climbing the stairs, the first-floor landing gives access to two large double bedrooms, a box room that would make a great home office and the bathroom. Bedroom two is a large double bedroom that overlooks the front of the property. Due to its hillside position, this bedroom enjoys superb views across the city and the Pentland Hills. There is plenty of space for a full suite of bedroom furniture. Bedroom two is a further generous double with an abundance of space.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



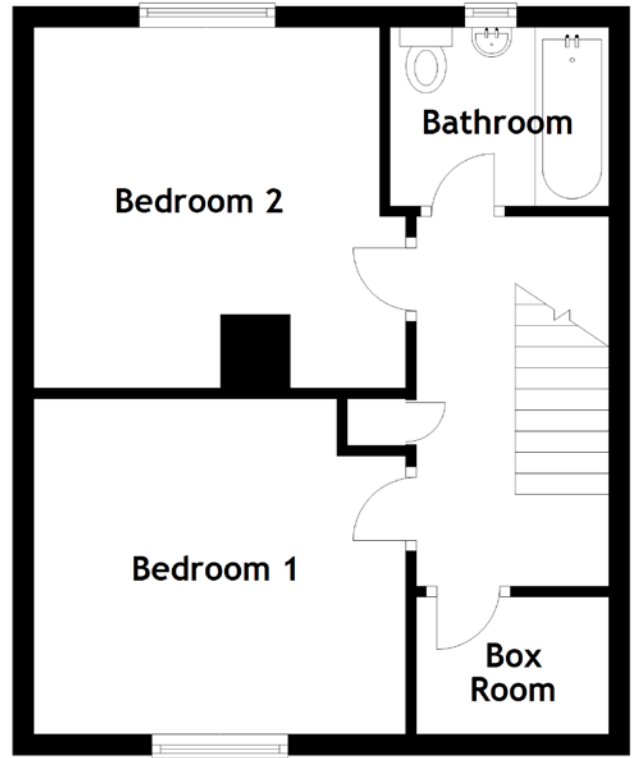
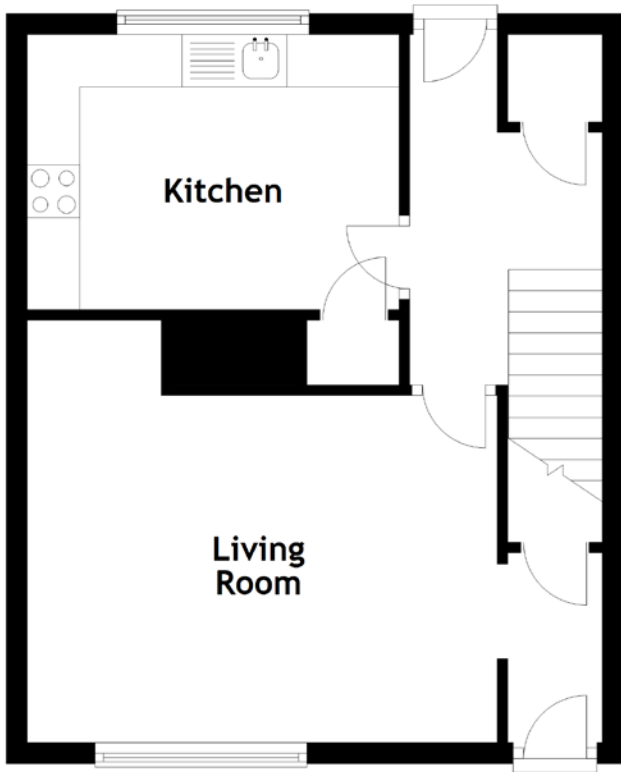
For extra warmth and comfort, the property has double glazing and gas central heating.

Externally, the property has a private garden to one side and a fully enclosed yard to the other.  
There is also ample resident parking in the area.

# EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

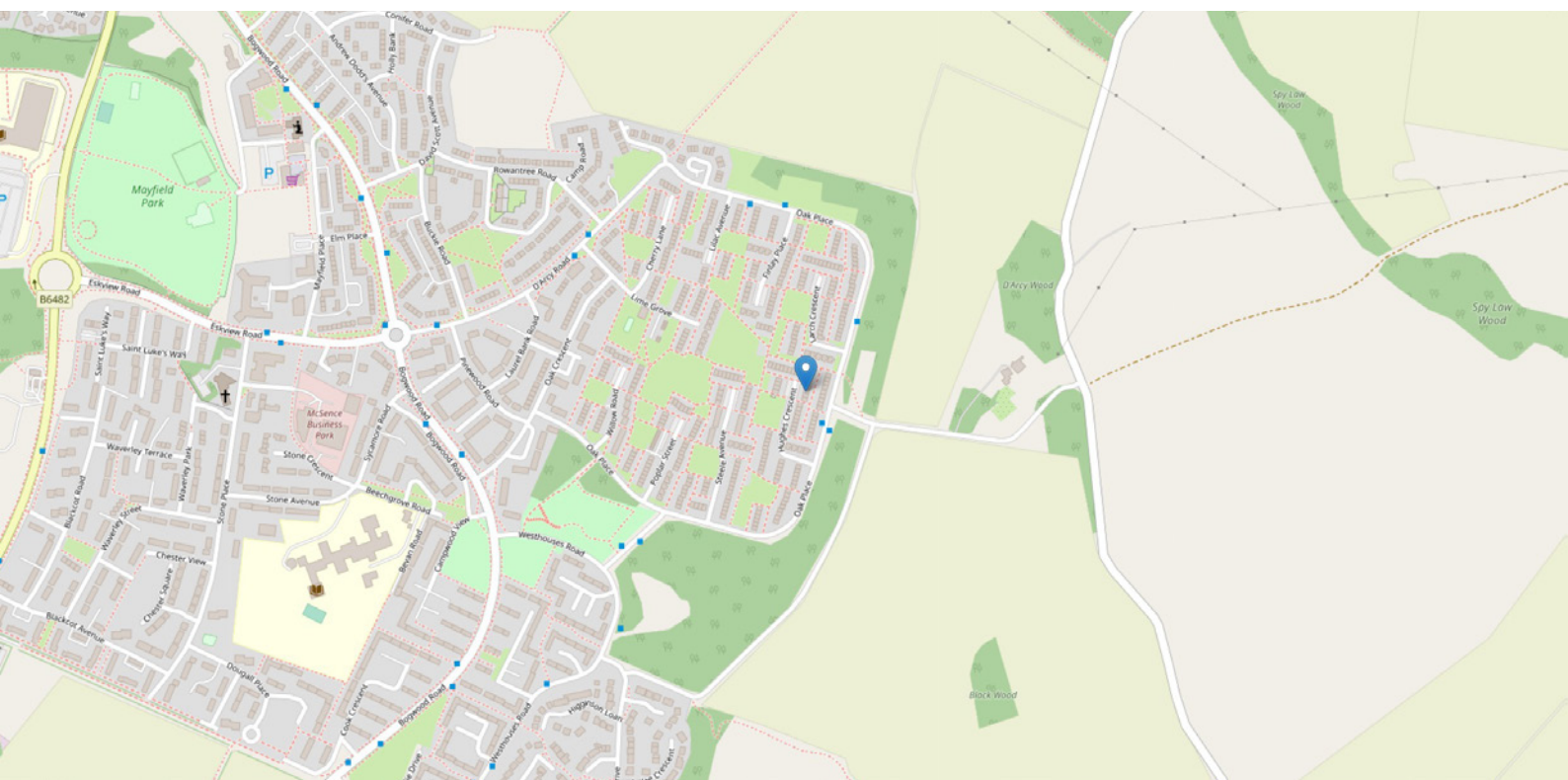


Approximate Dimensions  
(Taken from the widest point)

Living Room 4.48m (14'8") x 4.02m (13'2")  
 Kitchen 3.54m (11'8") x 2.62m (8'7")  
 Bedroom 1 3.54m (11'8") x 3.20m (10'6")

Bedroom 2 3.54m (11'8") x 3.44m (11'3")  
 Box Room 1.90m (6'3") x 1.31m (4'4")  
 Bathroom 2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Mayfield lies on the outskirts of Dalkeith approximately eight miles from Edinburgh's City Centre. A good selection of local shops and services are available and serve everyday needs with further shopping available at Retail parks at Straiton and Fort Kinnaird both within an easy commute. Bus services operate to surrounding villages and link to Edinburgh city centre. The City of Edinburgh Bypass is on hand which links Mayfield to the main Scottish motorway network. Mayfield has its own nursey, primary school, and for secondary education, there is Newbattle High School locally.





For recreational facilities, the local Leisure Centre provides leisure facilities. Amenities in the surrounding area include Mayfield Park Playground, Welfare Park, The Duke of Buccleuch's Country Park with its riverside walks, woodland playgrounds, and farm park, although there are lots of green spaces in the vicinity.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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