

37 Lime Grove

MAYFIELD, DALKEITH, EH22 5LQ



*SPACIOUS FOUR BEDROOM SEMI DETACHED
HOUSE IN MAYFIELD WITH HUGE POTENTIAL*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this spacious four-bedroom semi-detached house, located in the popular Mayfield area of Dalkeith. While the property would benefit from a degree of upgrading, it presents a fantastic opportunity for buyers to create a wonderful family home tailored to their own tastes.

Set on a generous plot, the home enjoys both front and rear gardens, with the front of the property boasting spectacular open views across the surrounding landscape.

Internally, the accommodation is bright and well-proportioned, with flexible living space spread over two levels. The ground floor offers a spacious lounge, a kitchen with garden access, a bedroom, and a handy WC. Upstairs you will find three good-sized bedrooms and the family bathroom completes the accommodation on offer.







Bedroom 1





Bedroom 2



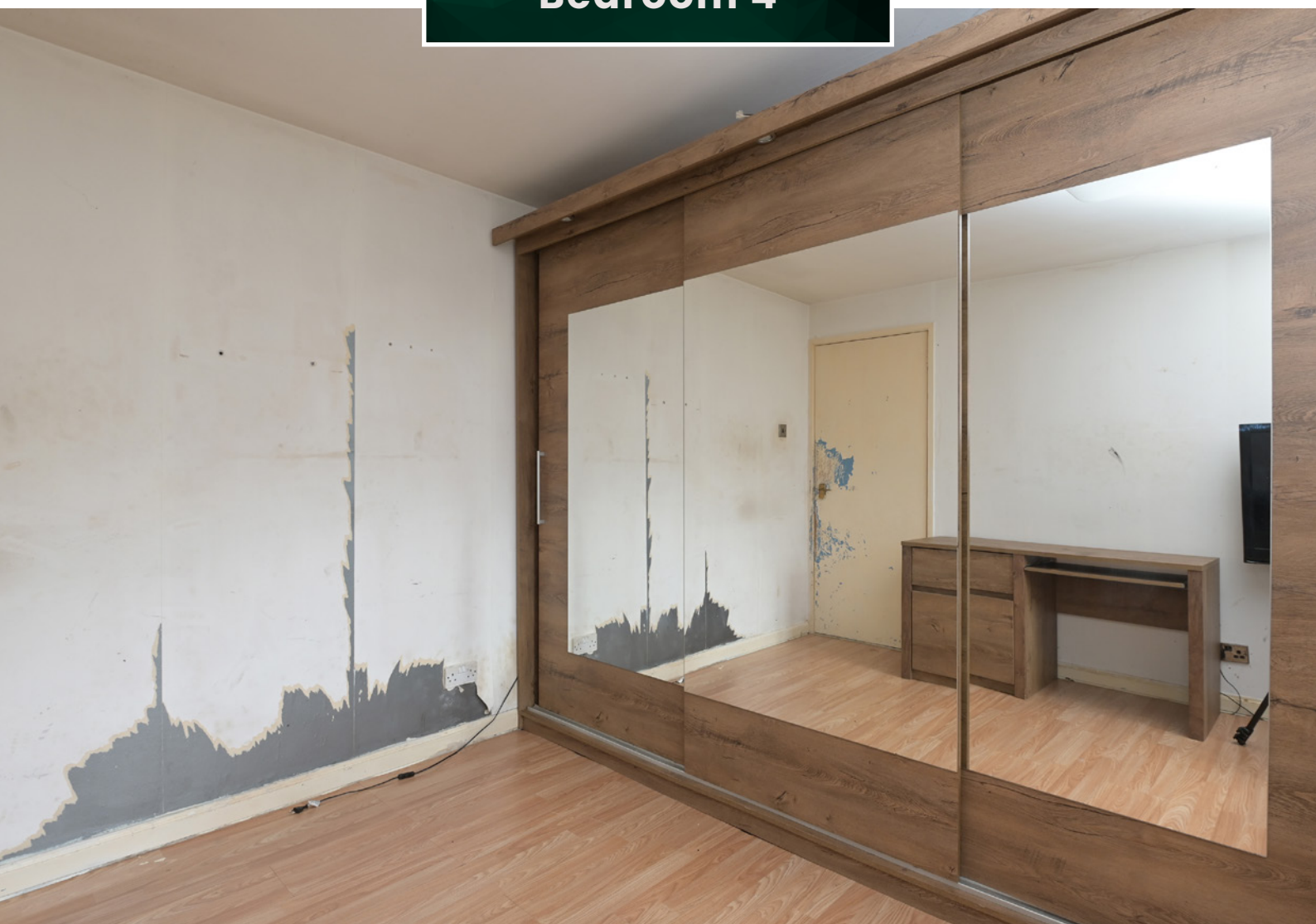


Bedroom 3

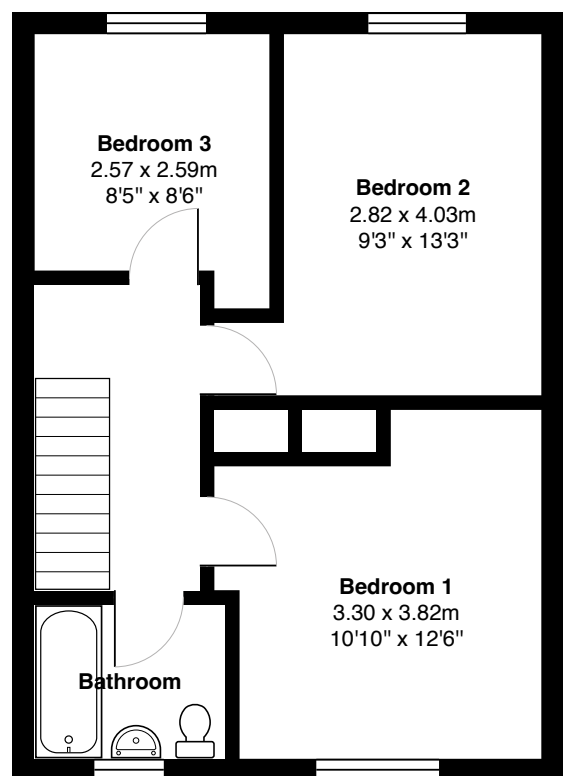
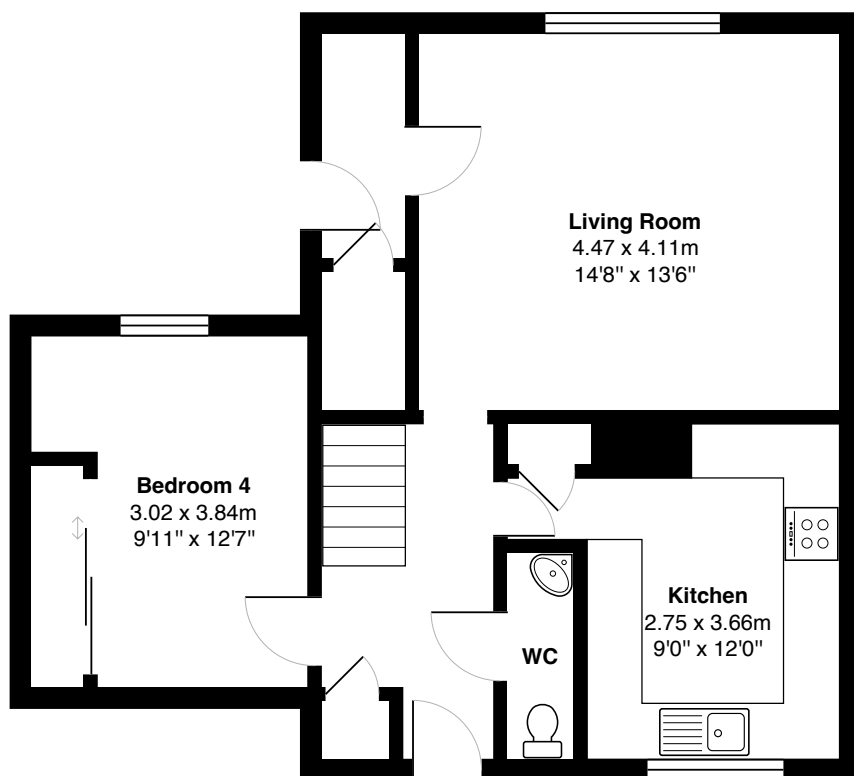




Bedroom 4







Gross internal floor area (m²): 100m²

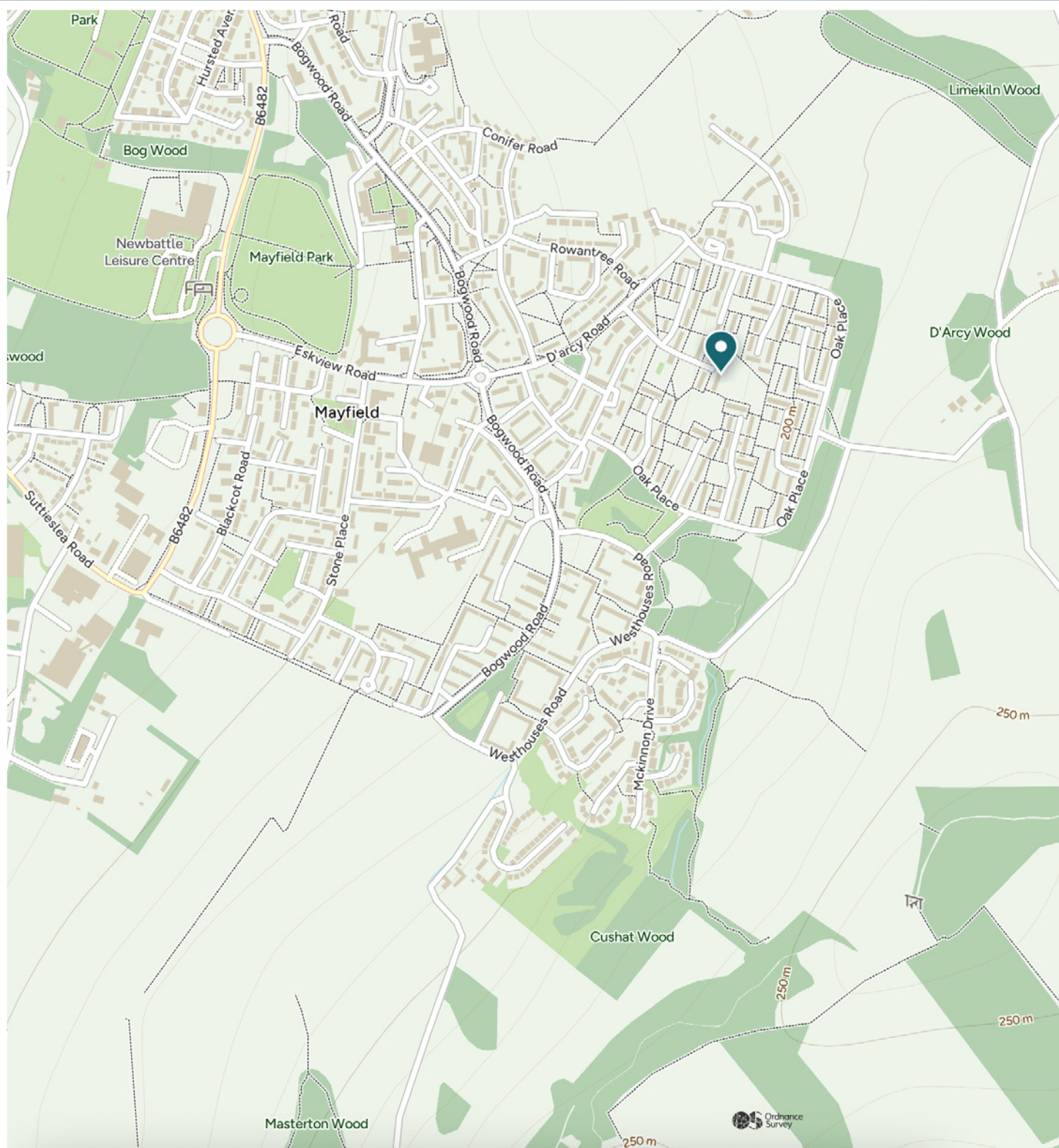
EPC Rating: C

Floor Plan

The large gardens provide excellent potential for outdoor entertaining, play areas, or landscaping, making this an ideal choice for families. With its sought-after location, ample space, and scope for modernisation, this property offers incredible potential for those looking to settle in a well-connected community close to local amenities and schools.

Early viewing is highly recommended to fully appreciate the scale and opportunity on offer.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
JAMIE MCINTOSH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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