

27 Poplar Street

MAYFIELD, DALKEITH, EH22 5LW



End-terrace two-bedroom house that offers a perfect blend of charm and practicality



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McEwan Fraser Legal is delighted to present this end-terrace 2-bedroom house that offers a perfect blend of charm and practicality. As you step inside, a warm and inviting ambience greets you, inviting you to explore its delightful features. The property provides an excellent home for the family or a lucrative investment opportunity.

THE KITCHEN



The heart of the home lies on the ground floor, where a large and modern kitchen beckons the culinary enthusiast in you. Adorned with sleek finishes and equipped with contemporary appliances, this culinary haven promises to elevate your cooking experiences.

THE LIVING ROOM



Beyond the kitchen, a spacious living room awaits, exuding a charming allure that makes it an ideal space for relaxation and cherished gatherings with loved ones.





Venturing upstairs, the allure continues with two comfortable double bedrooms. The master bedroom, in particular, boasts built-in wardrobes, providing a seamless blend of storage and style. Adjacent to the bedrooms, a modern three-piece bathroom suite promises moments of relaxation and indulgence.

THE BATHROOM



BEDROOM 1



BEDROOM 2

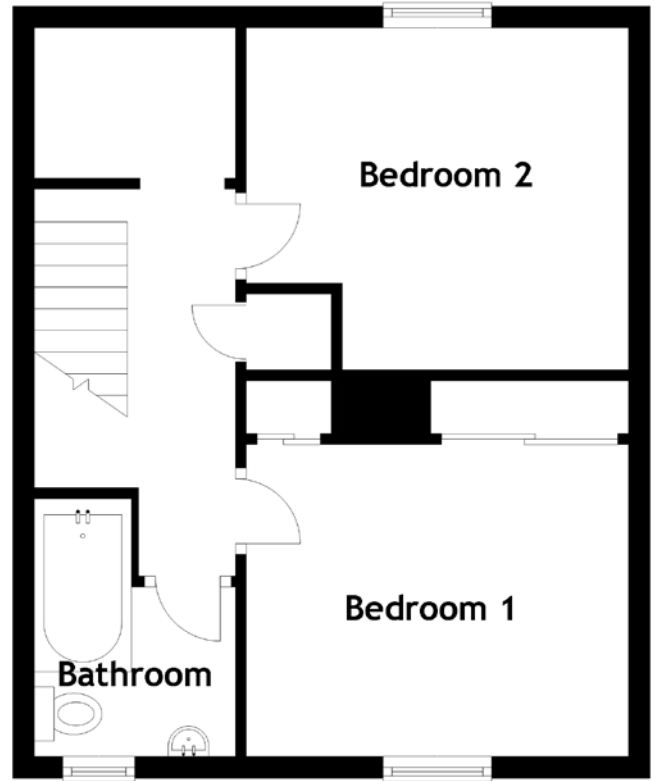
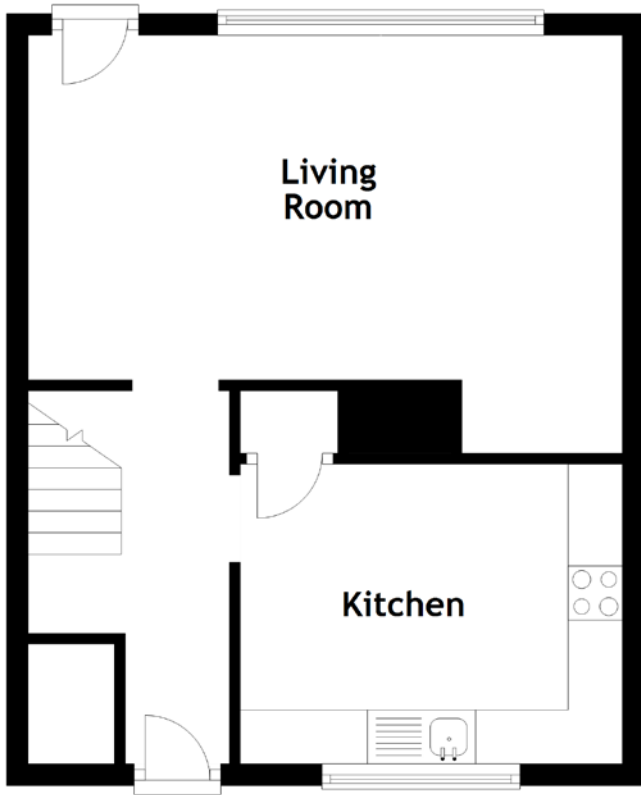


As you step outside, the enchantment continues with well-sized front and back gardens and street parking to the side.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

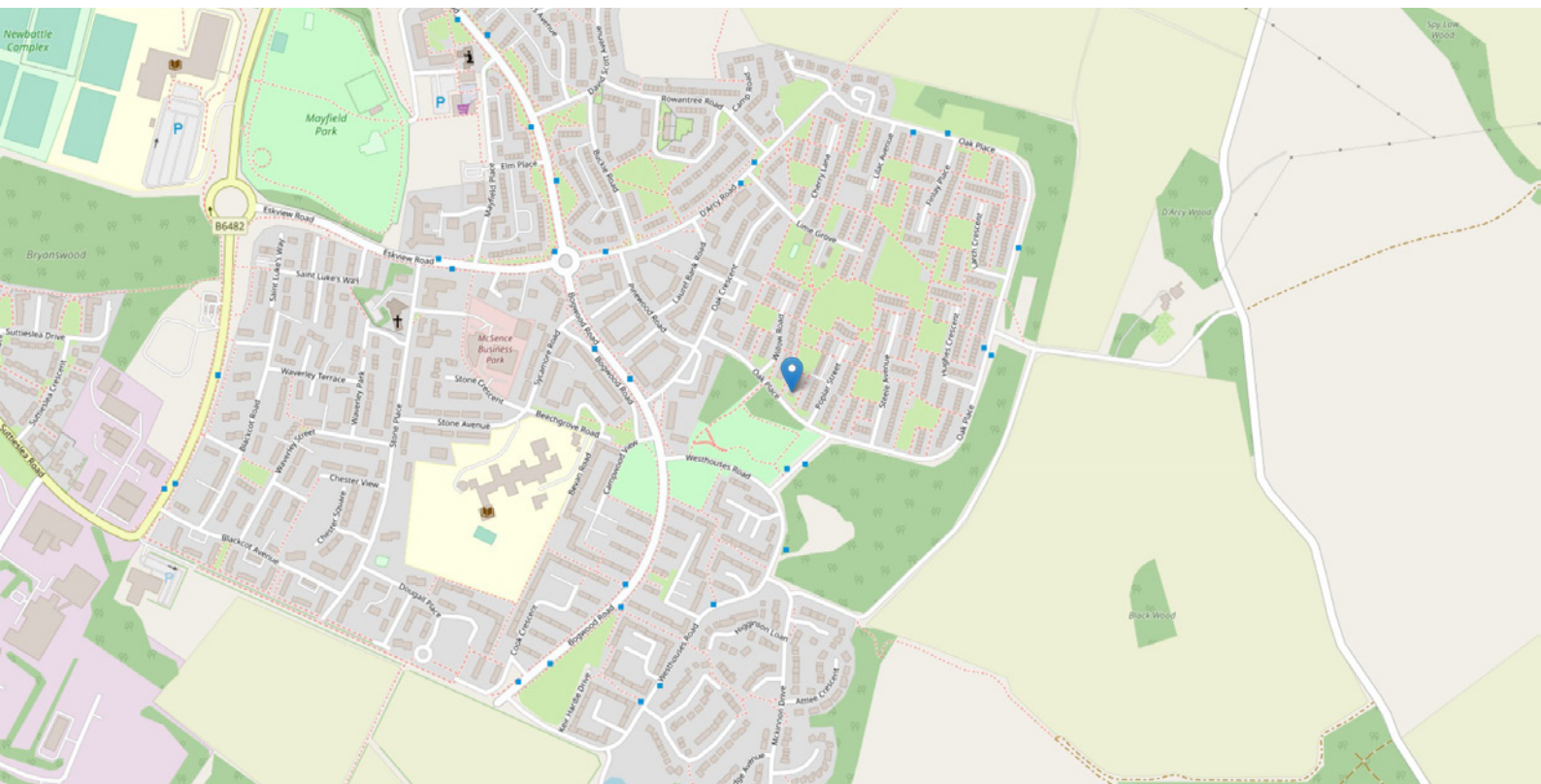


Approximate Dimensions (Taken from the widest point)

Living Room 5.49m (18') x 3.86m (12'8")
 Kitchen 3.53m (11'7") x 2.77m (9'1")
 Bedroom 1 3.53m (11'7") x 2.88m (9'6")

Bedroom 2 3.53m (11'7") x 3.16m (10'4")
 Bathroom 2.38m (7'10") x 1.86m (6'1")

Gross internal floor area (m²): 74m²
 EPC Rating: C



THE LOCATION

Mayfield is situated on the outskirts of Dalkeith and lies approximately eight miles from the city of Edinburgh. Surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the East through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik to the West.





Dalkeith itself is an excellent shopping centre and people travel in from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements are catered for in this location and there is also a good choice of banking, building society and Post Office services.



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