

11 D'Arcy Crescent

DALKEITH, EH22 5GB



*Spacious two-bedroom upper flat in
the Midlothian town of Mayfield*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom upper flat in the Midlothian town of Mayfield.

THE LOUNGE



Inside, the property comprises of:

- Spacious living area with ample space for various furniture arrangements, including dining space.
- Fully equipped kitchen which is accessed from the lounge of the property and is generously proportioned and fitted with hob, fan oven, and freestanding white goods.

THE KITCHEN





- There is one main family bathroom which is fully tiled and fitted with a three-piece bathroom suite.
- The property has two generous double bedrooms of which bedroom one has integrated storage however, both bedrooms offer ample space for freestanding storage.

THE BATHROOM



BEDROOM 1



BEDROOM 2

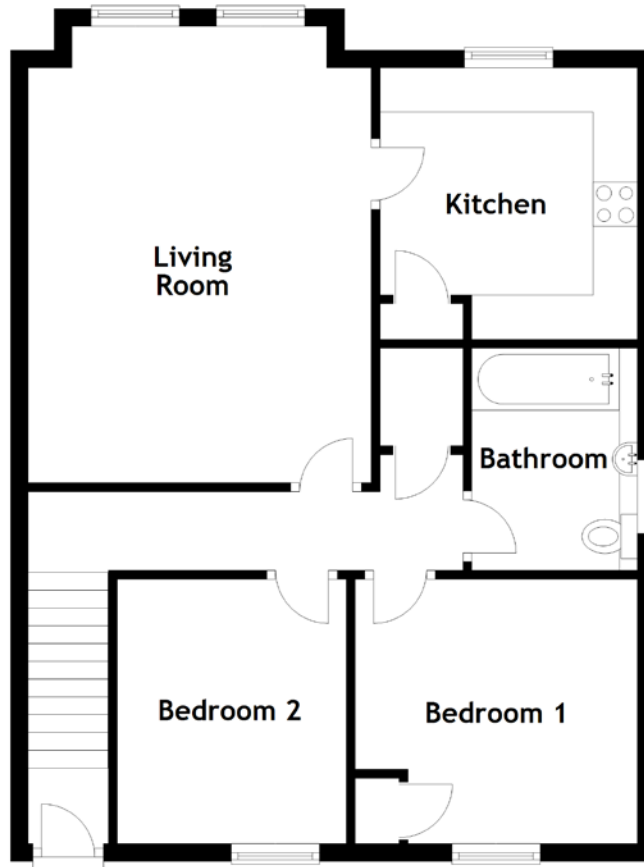


In addition, the property includes a private rear garden, a driveway to the front along with excellent visitor parking. The flat has gas central heating and double-glazed windows.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

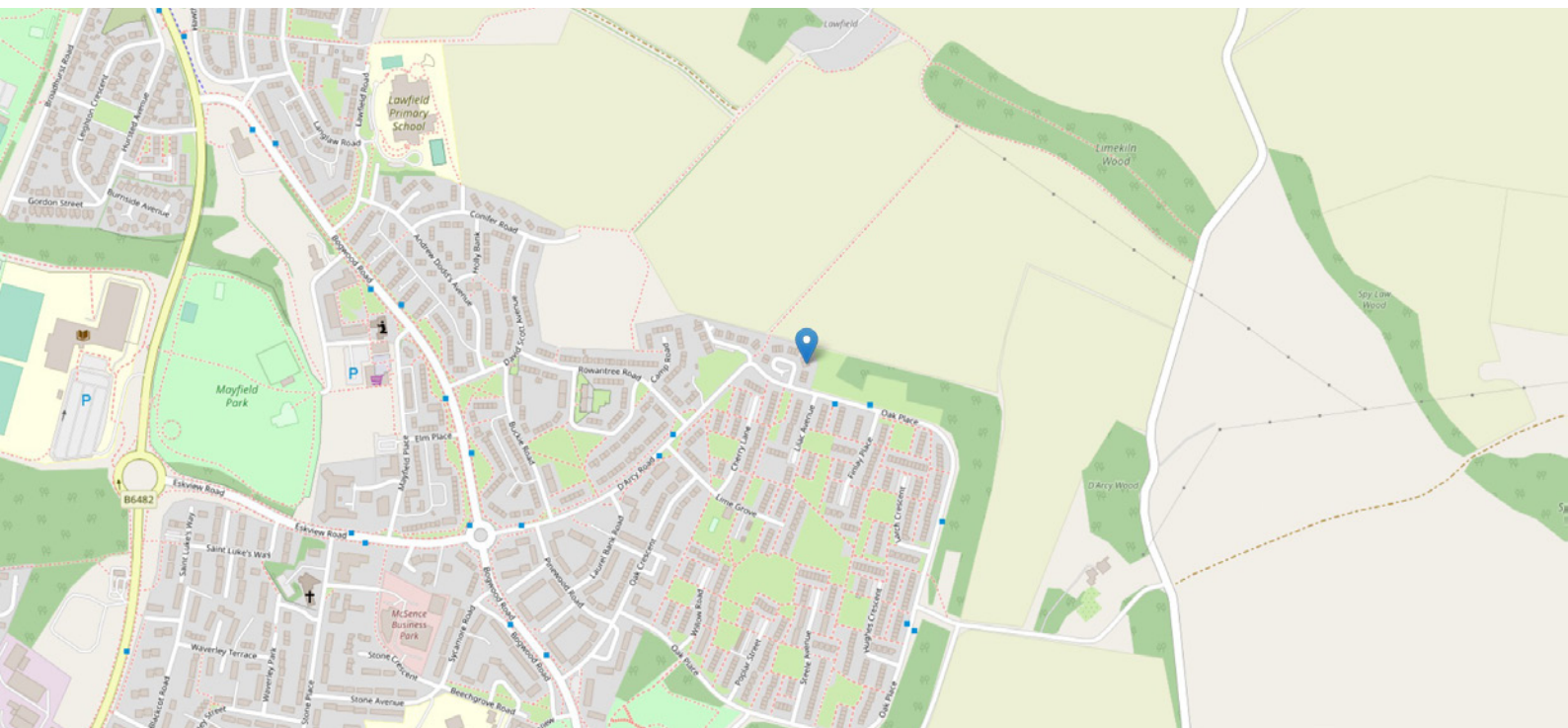


Approximate Dimensions (Taken from the widest point)

Living Room 5.63m (18'6") x 3.88m (12'9")
Kitchen 3.07m (10'1") x 2.91m (9'7")
Bathroom 2.51m (8'3") x 1.87m (6'2")

Bedroom 1 3.19m (10'6") x 2.99m (9'10")
Bedroom 2 2.99m (9'10") x 2.59m (8'6")

Gross internal floor area (m²): 62m²
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. There is also a direct bus link (route 3) into Edinburgh city centre from outside the property.



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