

# 117 Oak Place

MAYFIELD, DALKEITH, MIDLOTHIAN, EH22 5NB



*SPACIOUS TWO BEDROOM MID  
TERRACED HOUSE IN MAYFIELD*



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McEwan Fraser Legal  
is delighted to present  
this generously  
proportioned two-  
bedroom mid terraced  
house in Mayfield,  
Midlothian.

Inside, the property  
comprises a spacious  
living area which is  
generously sized with  
views over the garden  
and offers various  
possibilities for furniture  
arrangements.







The fully equipped breakfasting kitchen fitted with an electric freestanding hob and oven, and freestanding white goods. The space is bright and offers the added benefit of dining space.







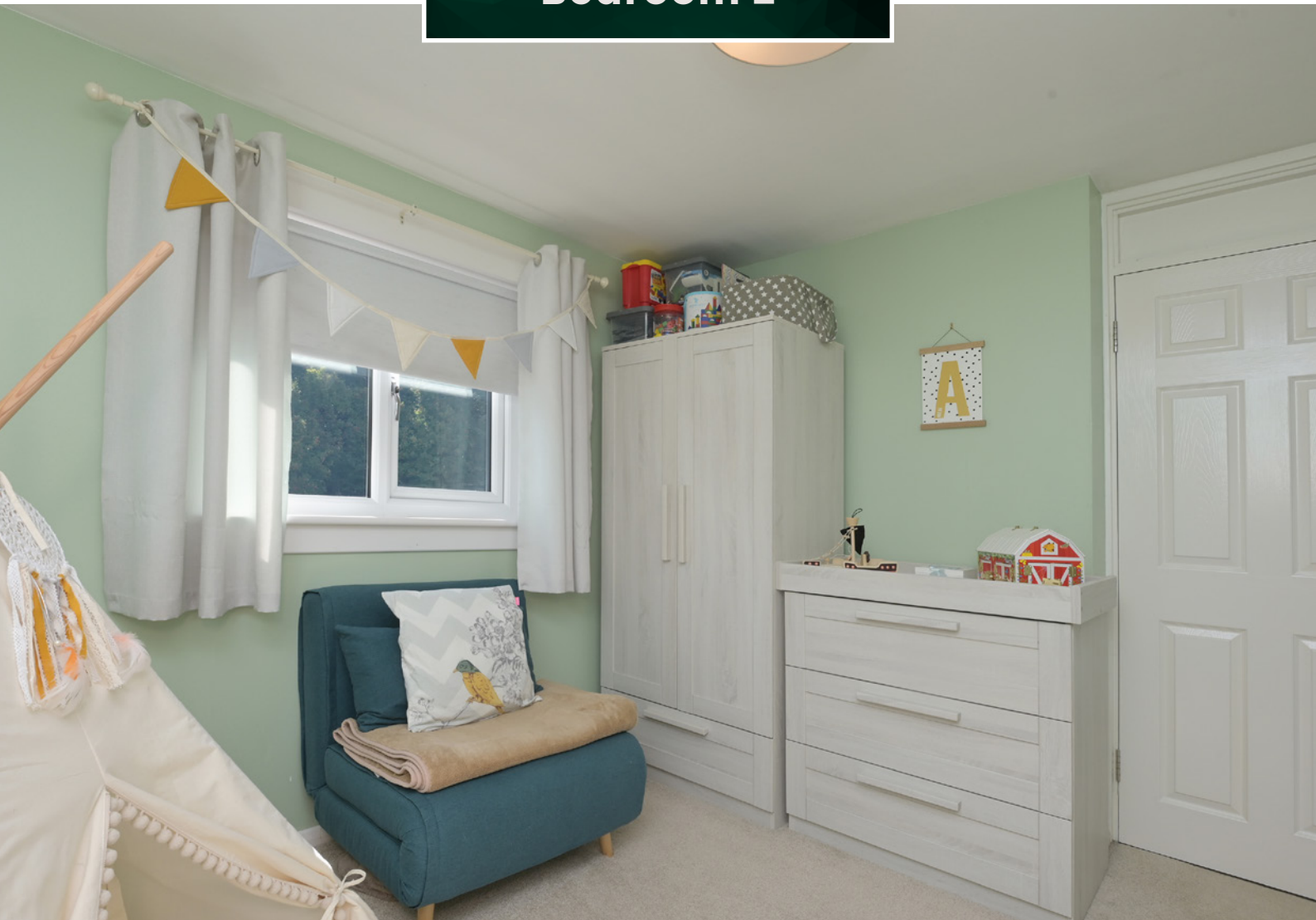


The house has two double bedrooms on the first floor with storage options, and there is a main family bathroom which is modernised and fitted with a modern white three-piece suite and a shower over the bath.



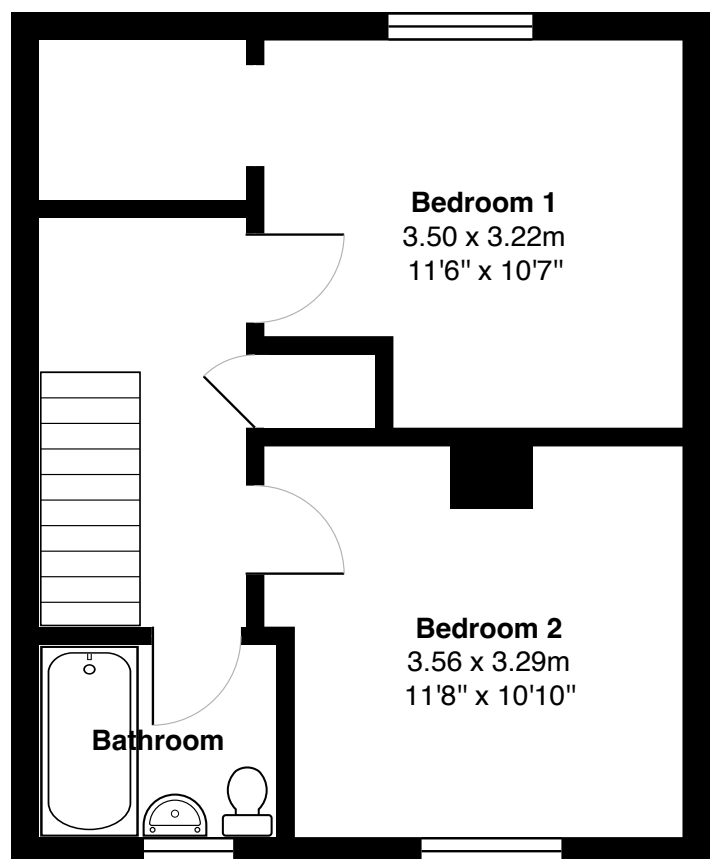
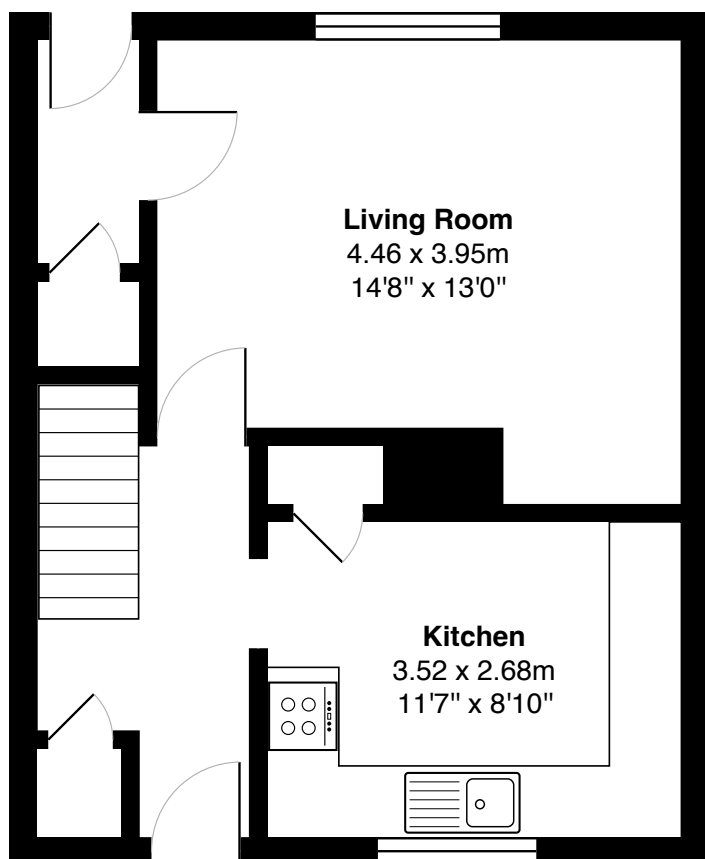


**Bedroom 2**









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

EPC Rating: C

## Floor Plan





In addition to this, the property includes excellent storage, off-street parking, gas central heating and modern double-glazed windows.







## VOGRIE COUNTRY PARK

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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.

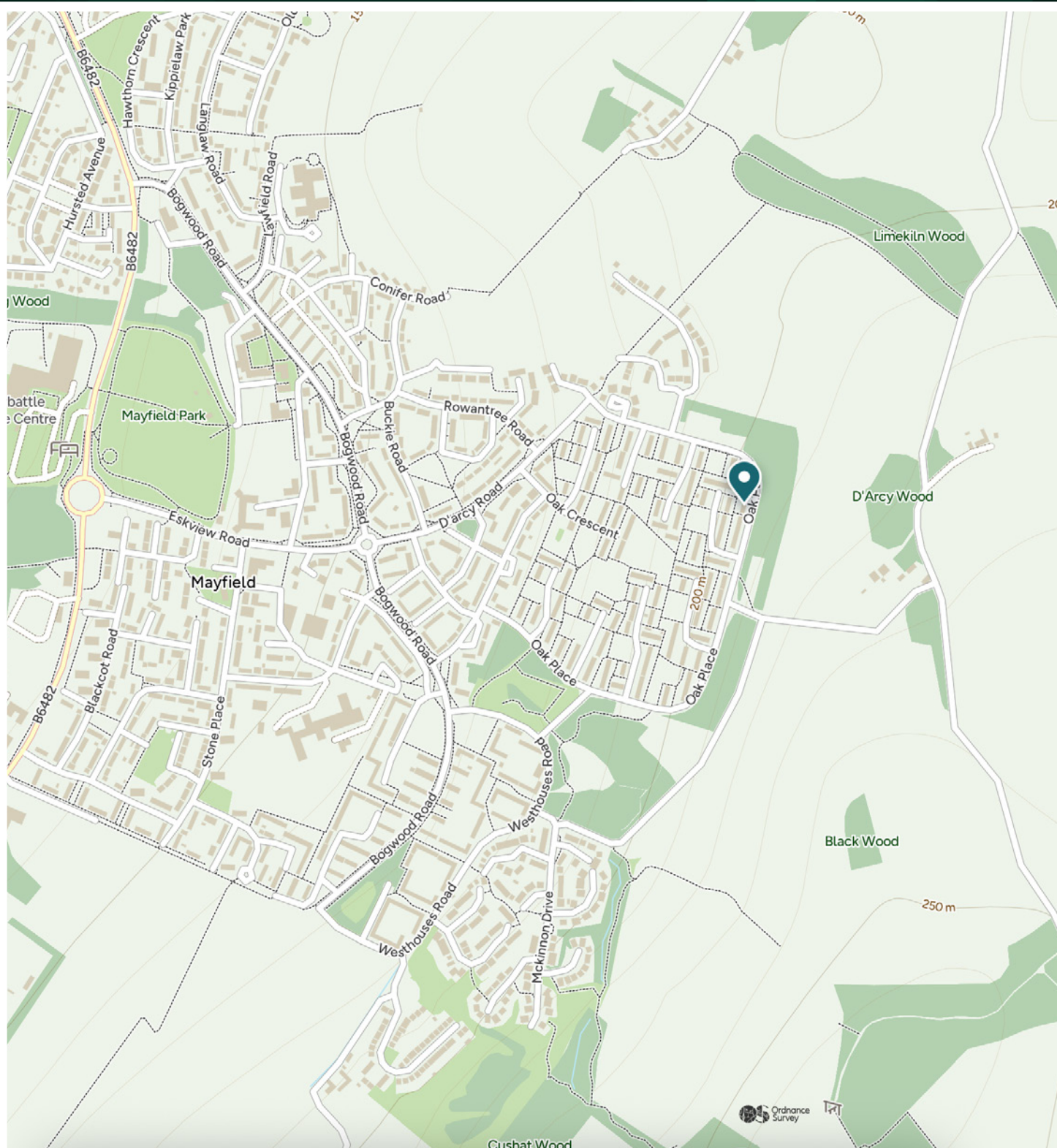
Mayfield has its own nursery school, primary schools and for secondary education there is Newbattle high school locally or Dalkeith High School a short bus journey away.

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.

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## The Location





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