



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**20 Chester View**

MAYFIELD, DALKEITH, MIDLOTHIAN, EH22 5PJ





# The Location

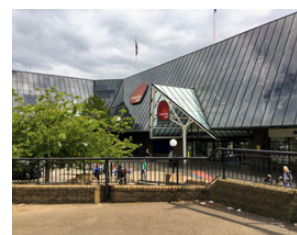
MAYFIELD, DALKEITH,  
MIDLOTHIAN, EH22 5PJ

Mayfield is situated on the outskirts of Dalkeith and lies approximately 8 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 xq 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.

It's worth noting many locals enjoy various country like walks out with the residential area, this might be ideal for a Sunday stroll or for any dog walkers also.





# 20 Chester View

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A delightful two-bedroom End-Terraced Home in the heart of the Mayfield.

Beautifully presented, the property boasts a wonderful situation in the heart of Midlothian's Town of Mayfield.

**Accommodation:** Hallway, living room, kitchen, conservatory, master bedroom, second bedroom, modernised bathroom and plenty of storage cupboards.

**Outdoor Space:** Private front and rear garden, terrace, mono-blocked driveway for adequate off-street parking.



Lounge



# Dining Area







Conservatory

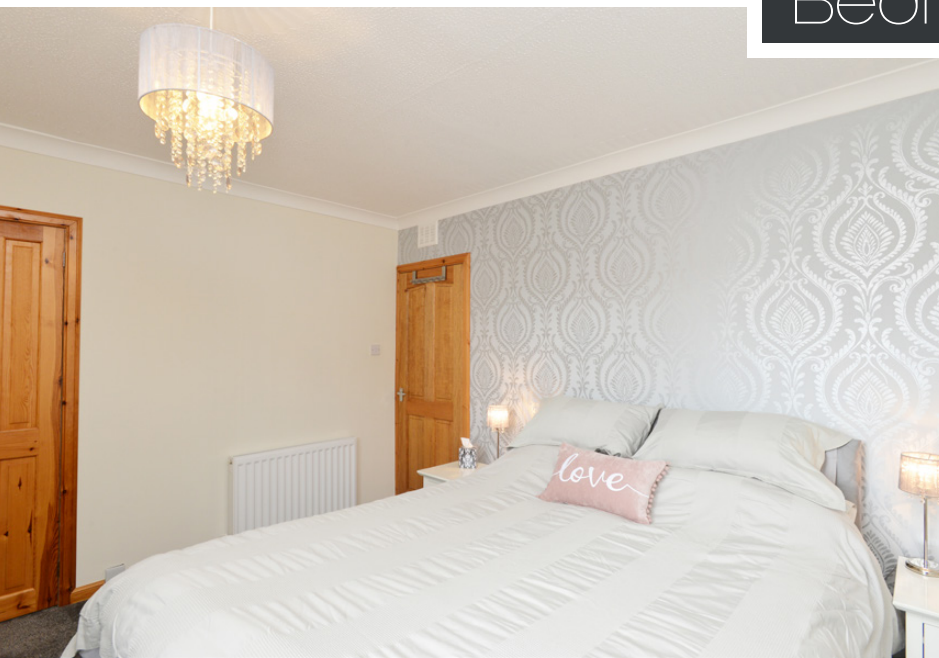




Kitchen



## Bedrooms





Shower Room

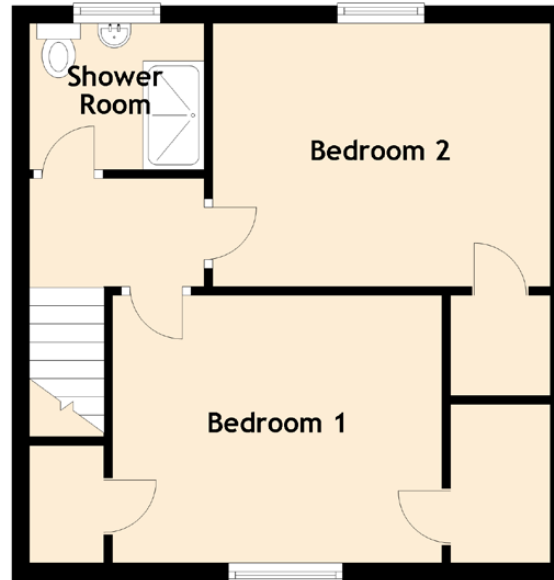
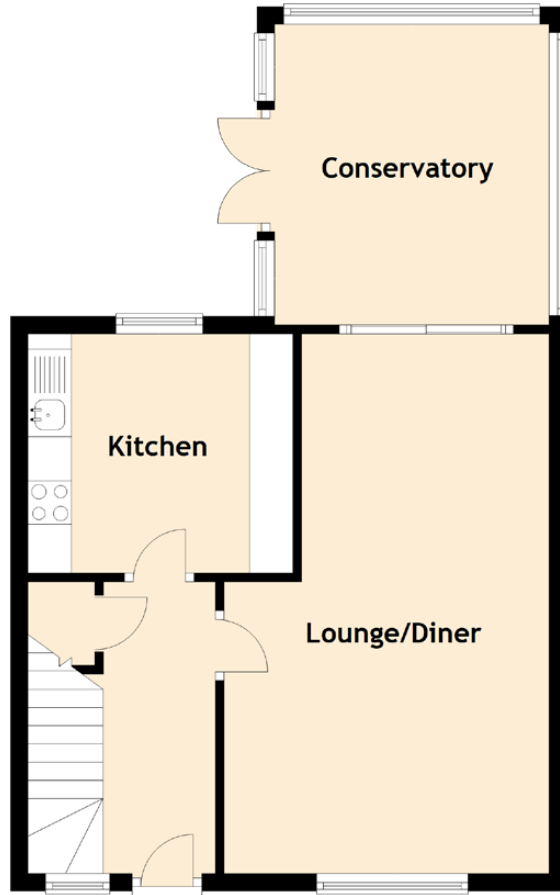


Attic Room



# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.19m (20'4") x 3.73m (12'3")
Conservatory	3.45m (11'4") x 3.15m (10'4")
Kitchen	3.04m (10') x 2.74m (9')
Bedroom 1	3.78m (12'5") x 3.07m (10'1")
Bedroom 2	3.88m (12'9") x 3.02m (9'11")
Shower Room	1.98m (6'6") x 1.68m (5'6")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: C

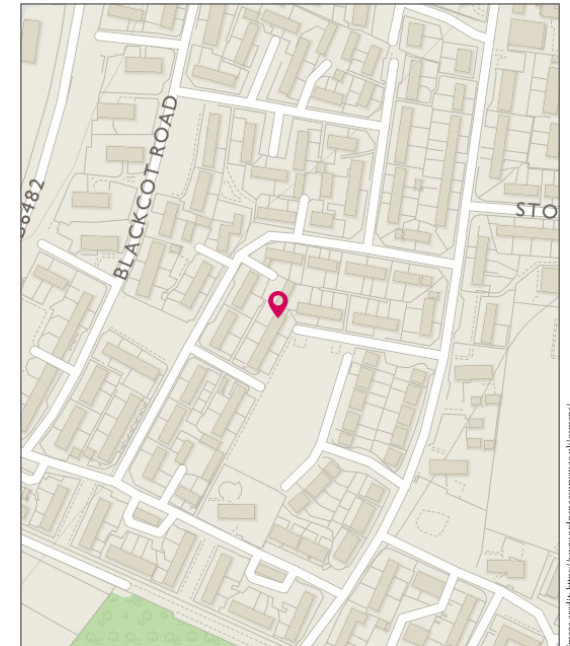


Image credit: <http://www.outline-surveys.co.uk/company/>





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