

16 Beechgrove Road

MAYFIELD, DALKEITH, EH22 5PA



*Presented in very nice internal order and also
benefits from a conservatory*



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McEwan Fraser is delighted to present this spacious three-bedroom semi-detached house to the market. The property is presented in very nice internal order and also benefits from a conservatory, through lounge, large kitchen, gas central heating, double glazing and a generous corner plot with a large rear garden. The house would make an excellent first time buy or savvy buy to let purchase. The property is also exceptionally close to Mayfield Primary School making it perfect for those buyers with young families.

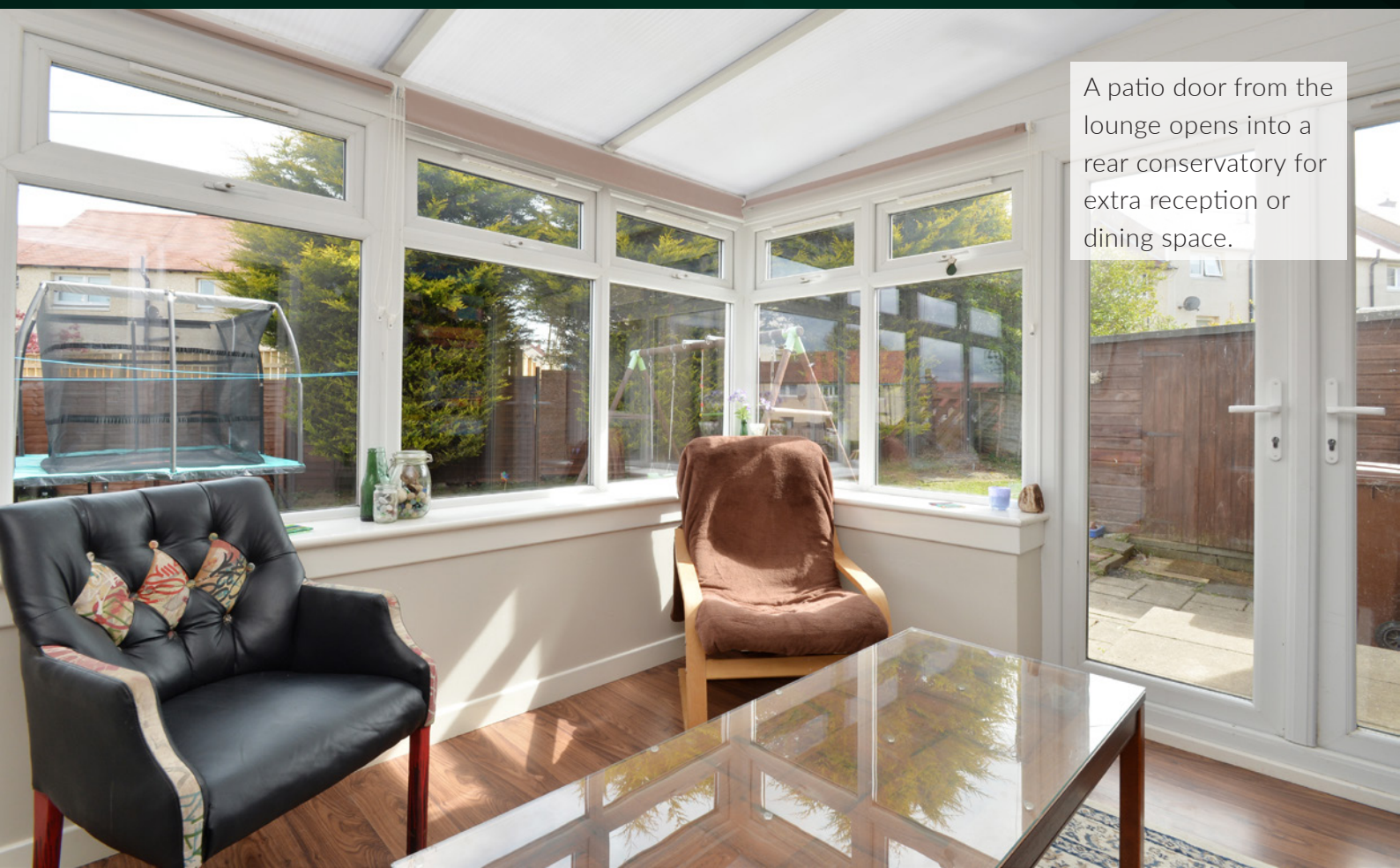
THE LIVING ROOM



Internal accommodation is focused on a generous reception room that is naturally bright and enjoys amply floor space for a variety of different furniture configurations. A striking fireplace and plantation shutters give the room real character and there is plenty of scope for an incoming purchaser to create their ideal entertaining space.



THE CONSERVATORY



A patio door from the lounge opens into a rear conservatory for extra reception or dining space.

THE KITCHEN



The ground floor also plays host to a spacious kitchen with a full range of base and wall-mounted units. There is plenty of prep and storage space for the aspiring chef. Five ring gas hob, oven, microwave and cooker hood are integrated and space is provided for a freestanding fridge freezer, washing machine and dishwasher.





Climbing the stairs, there are three well proportioned double bedrooms. Two of the bedroom face the front of the property and the obvious master bedroom overlooks the rear garden. The master is a particularly spacious double with ample floor space for a full suite of bedroom furniture.

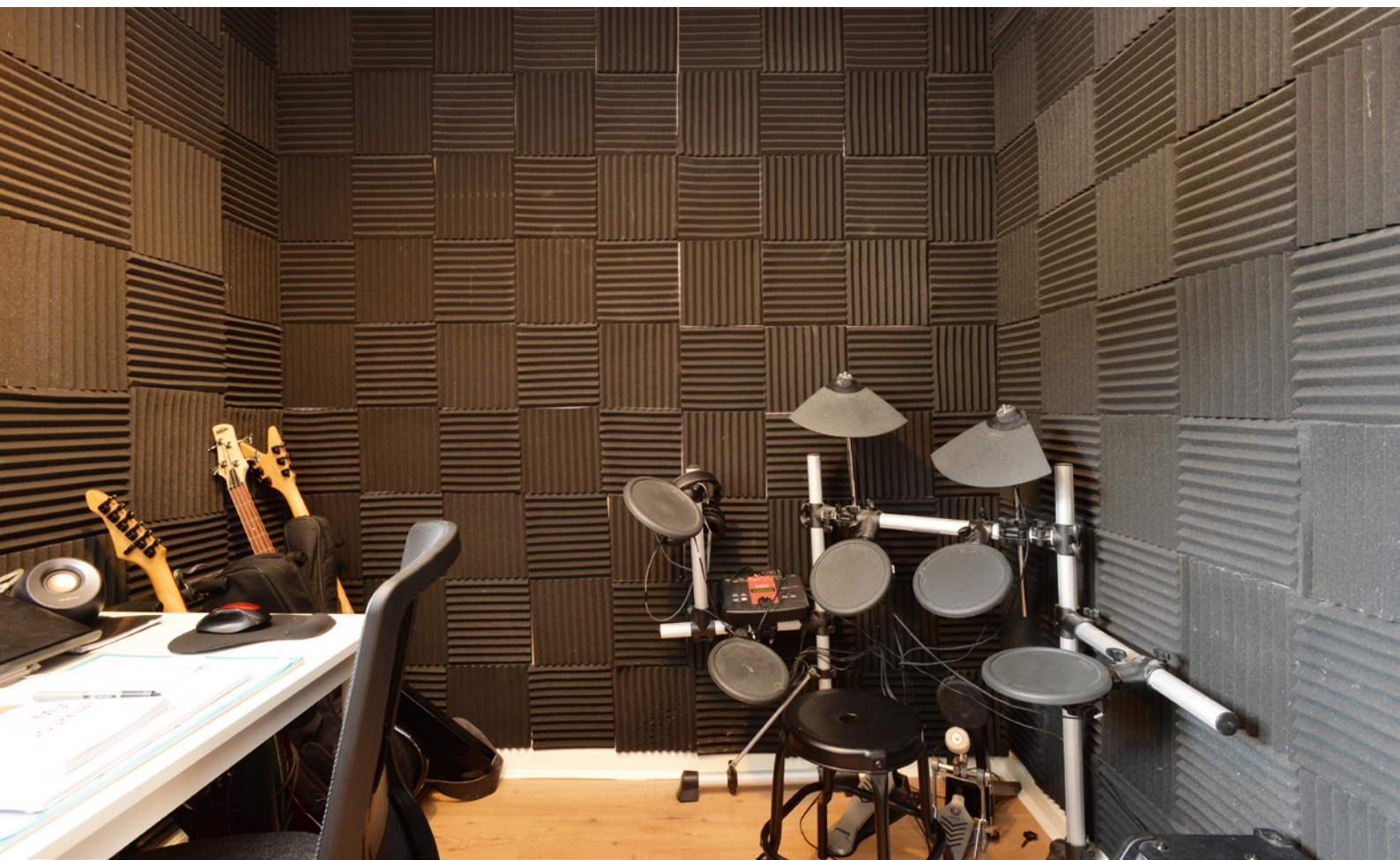
THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



THE BATHROOM



The accommodation is completed by the bathroom which is tiled and boasts a three-piece suite with shower over bath.

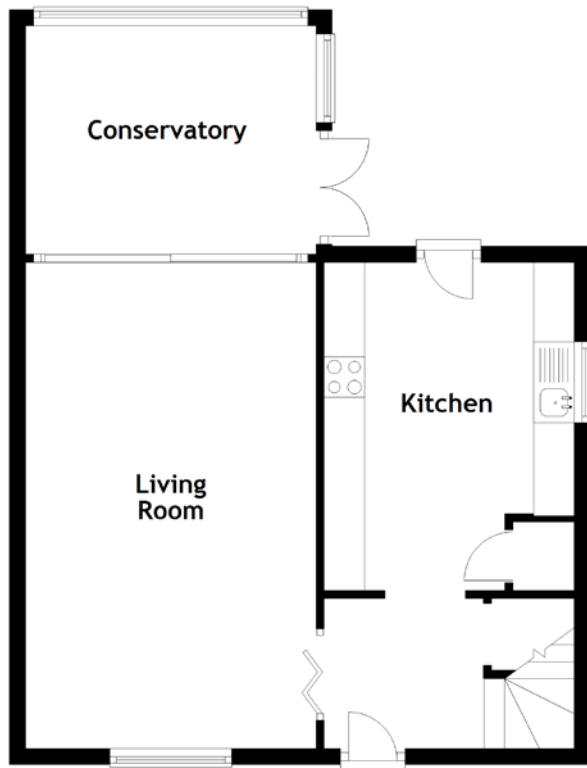


This is a superb starter home and internal viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



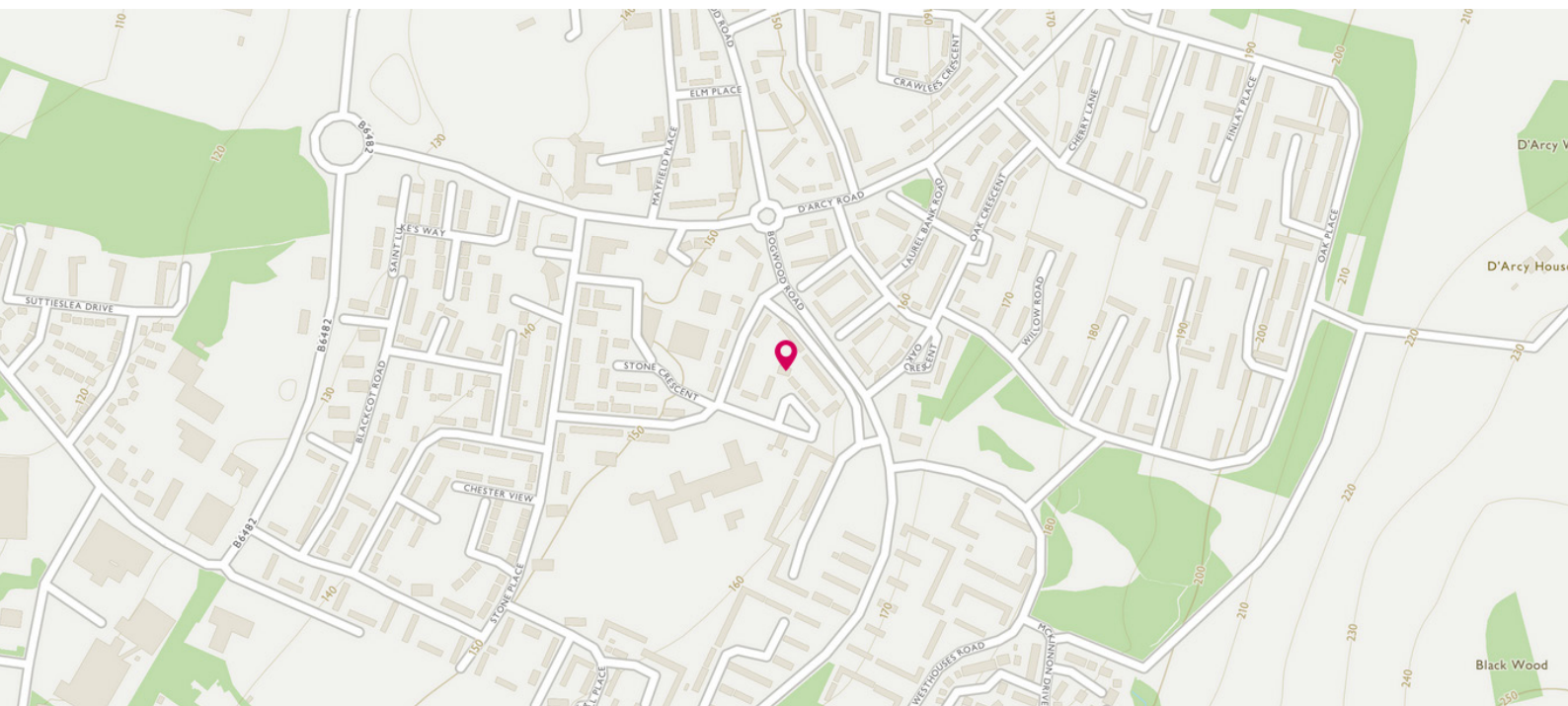
Approximate Dimensions (Taken from the widest point)

Living Room	5.97m (19'7") x 3.59m (11'9")
Conservatory	3.59m (11'9") x 2.85m (9'4")
Kitchen	4.05m (13'3") x 3.09m (10'2")
Master Bedroom	4.60m (15'1") x 2.76m (9'1")

Bedroom 2	3.36m (11') x 3.14m (10'4")
Bedroom 3	2.85m (9'4") x 2.25m (7'5")
Bathroom	2.11m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 89m²

EPC Rating: C



THE LOCATION

Mayfield is situated on the northern periphery of Dalkeith which in turn is located approximately 8 miles south east of Edinburgh City Centre and lies on the A68.





The town is a popular choice for commuters and purchasers of all ages as it is ideally located for ease of access to the City Bypass offering links to the A1, M8, M9, Forth Road Bridge, Edinburgh Business Park at South Gyle, the RBS Headquarters at Gogar Park, Edinburgh International Airport and various parts of the City. The new Borders Railway has a station at nearby Newtongrange. The excellent amenities offered by Dalkeith include an excellent choice of shops including a Morrisons, a Lidl, a 24 hour Tesco, plus a choice of leisure and recreational facilities.



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