



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**55 Cushat Gardens**

MAYFIELD, MIDLOTHIAN, EH22 5RQ



## 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 that 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 and primary schools. For secondary education, there is Newbattle High School locally or Dalkeith High School a short bus journey away.

## THE PROPERTY

An excellent opportunity has arisen to acquire this highly desirable three bedroom detached villa. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of on the ground floor, an entrance hallway, a two-piece WC and a bright and spacious lounge with a cloak cupboard. The partially tiled kitchen benefits from an integrated four gas hob/oven, extractor hood, fridge/freezer, dishwasher, washing machine, under night lighting and access into the conservatory and provides access to the rear garden through double patio doors. On the first-floor a landing with a large linen cupboard, a spacious master bedroom with double built-in mirrored warders and a three-piece, partially tiled en-suite shower room with an extractor fan. There are two further double bedrooms, one of which also has double built-in mirrored wardrobes, while the other offers optional use as a home office. The three-piece, partially tiled family bathroom has an over-head shower, a waterfall shower head and an extractor fan.

This property also benefits from gas central heating, full double glazing, private garden grounds surrounding the property, including a split level garden to the rear, which also includes a decked and a patio area. The single driveway and single integral garage accommodate for secure off-street parking for up to two cars, while visitors can take full advantage of the on-street parking.





Approximate Dimensions  
(Taken from the widest point)

|              |                                |
|--------------|--------------------------------|
| Lounge       | 5.10m (16'9") x 3.20m (10'6")  |
| Kitchen      | 3.41m (11'2") x 2.43m (8')     |
| Garage       | 5.04m (16'6") x 2.43m (8')     |
| Conservatory | 3.43m (11'3") x 2.88m (9'5")   |
| WC           | 2.17m (7'1") x 1.10m (3'7")    |
| Bedroom 1    | 4.25m (13'11") x 3.58m (11'9") |
| En-suite     | 2.11m (6'11") x 1.55m (5'1")   |
| Bedroom 2    | 2.86m (9'5") x 2.49m (8'2")    |
| Bedroom 3    | 2.83m (9'3") x 2.49m (8'2")    |
| Bathroom     | 2.04m (6'8") x 1.96m (6'5")    |

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

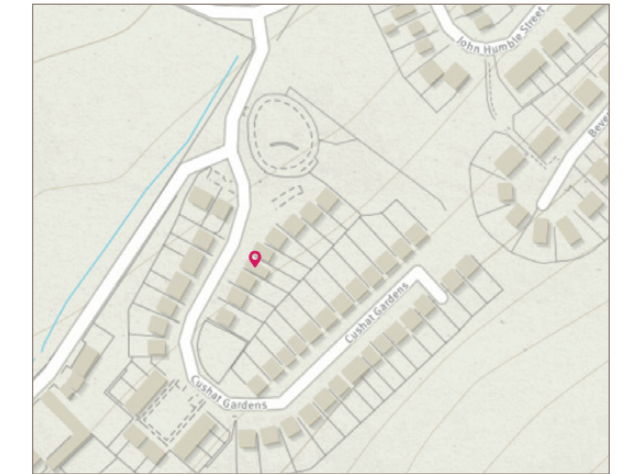


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