



11 Higginson Loan  
Mayfield, EH22 5RE

**Deans**   
Solicitors & Estate Agents LLP



## SEMI-DETACHED VILLA

- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Rear Garden
- Driveway
- EPC Rating- C



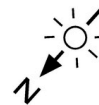


Viewing a Must! Quietly positioned within a cul-de-sac setting, this beautifully presented extended semi-detached villa is located in the popular residential area of Mayfield on the outskirts of Dalkeith. The property is close to a variety of amenities, easy reach of primary and secondary schooling and a regular public transport travels to Edinburgh City Centre. In move-in condition, the stylish interior would make an ideal purchase for the young family/professionals and comprises; welcoming entrance hall, attractive sitting room with open plan staircase, contemporary dining kitchen with integrated appliances and French doors and bedroom with en-suite shower room. Upstairs leads to two delightful, good sized bedrooms/both with built-in storage and stylish bathroom with shower over. There is a private section of garden ground to the front of the property with a driveway and a fully enclosed good sized rear garden with decked patio area. Further benefits include gas central heating and double glazing. All fitted floor coverings and lightshades will be included in the sale together with the cooker, hood, and dishwasher. All appliances are sold as seen with no warranty provided.





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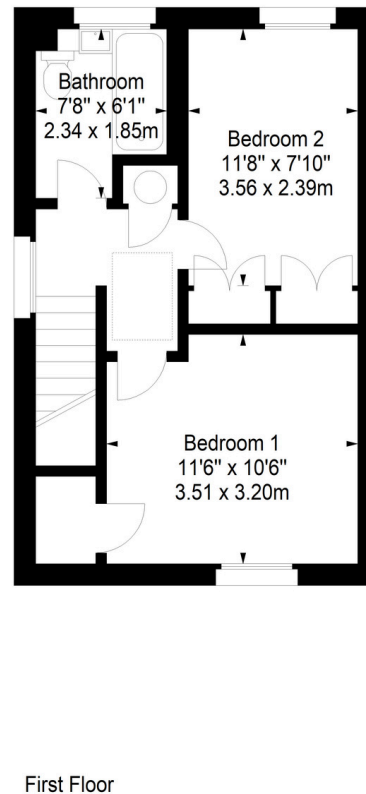
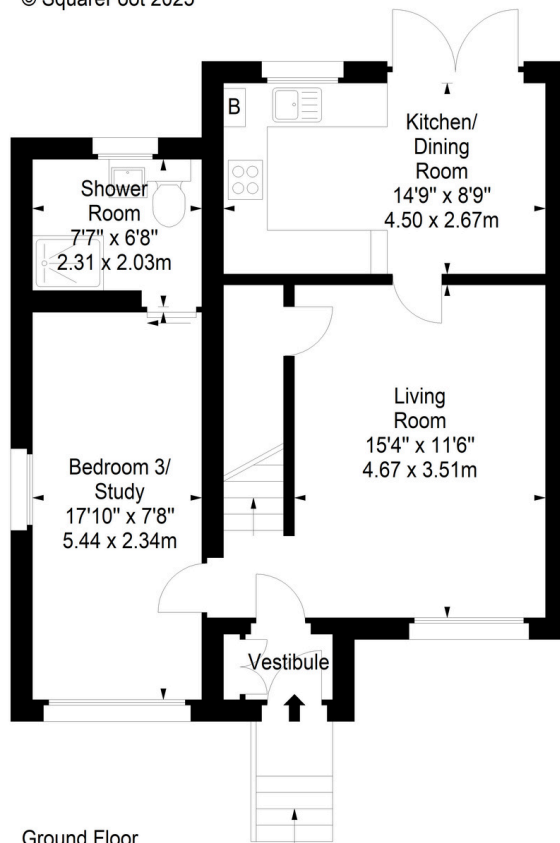


Approx. Gross Internal Area

961 Sq Ft - 89.28 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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