

3 Westhouses Drive, Mayfield, Dalkeith, EH22 5QT



Description

A rare opportunity has arisen to acquire a most impressive three bed terraced villa commanding a quiet child safe location which offers spacious accommodation set over two floors. The property has been lovingly enhanced by the current owners, stylishly combining tasteful contemporary décor and attractive finishes to create a beautiful home.

- Hallway
- Large dual-facing living room/dining room
- Well equipped kitchen with access to rear garden
- Two good sized double bedrooms
- Bedroom 3
- Bathroom comprising an attractive 3-piece suite with shower Attic storage
- Gas central heating and double glazing
- Well maintained west facing rear garden
- Private front garden
- On street parking

Extras

The blinds, fridge, free standing cooker and garden shed are included.

EPC Rating: C

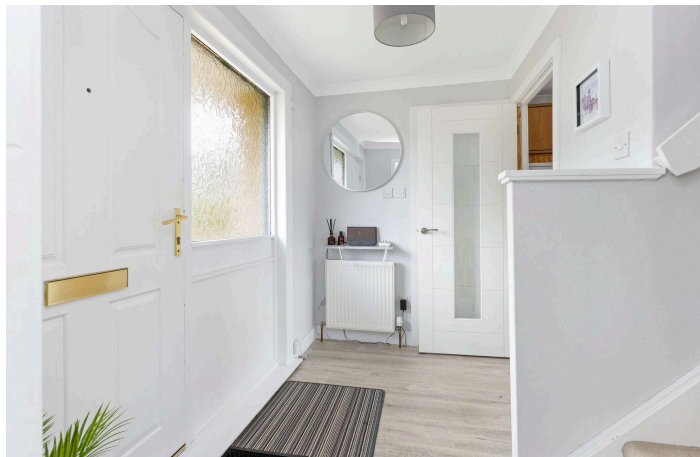
Price and Viewing

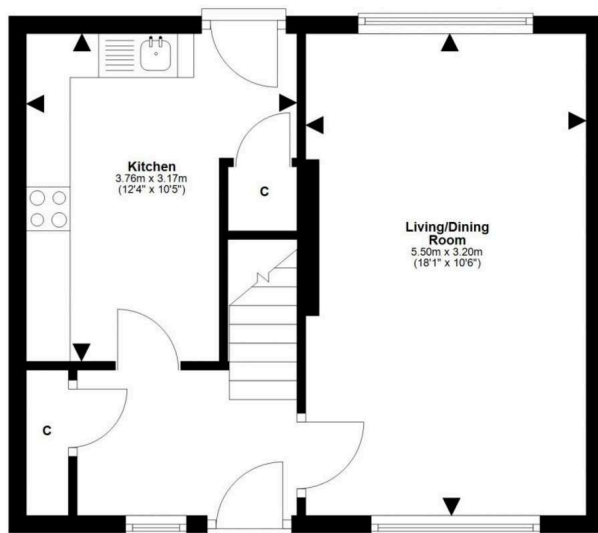
For price and viewing information or further details on this property please contact us on 0131 557 3188.



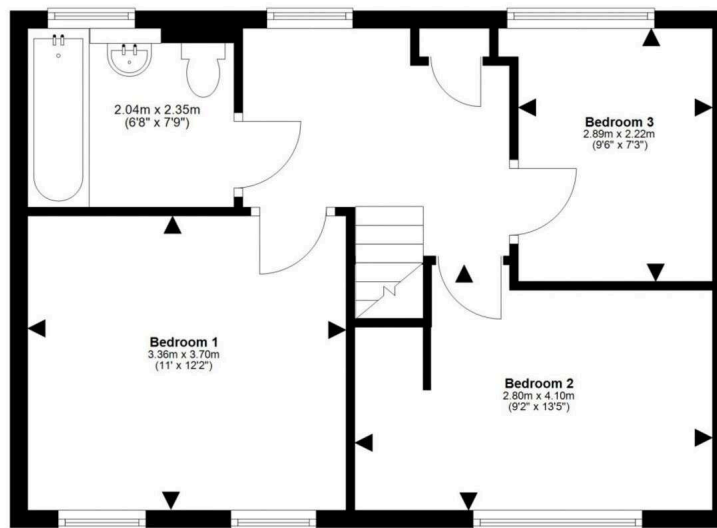
Location

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 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.



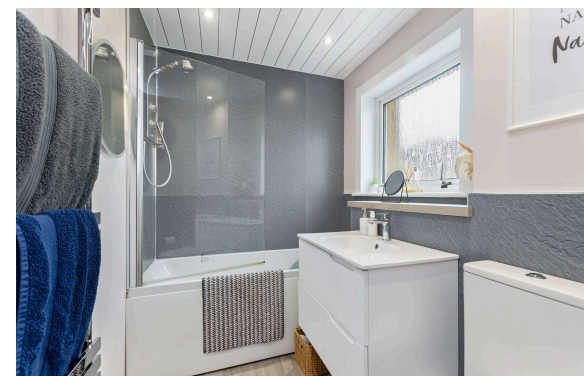


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanItUp.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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