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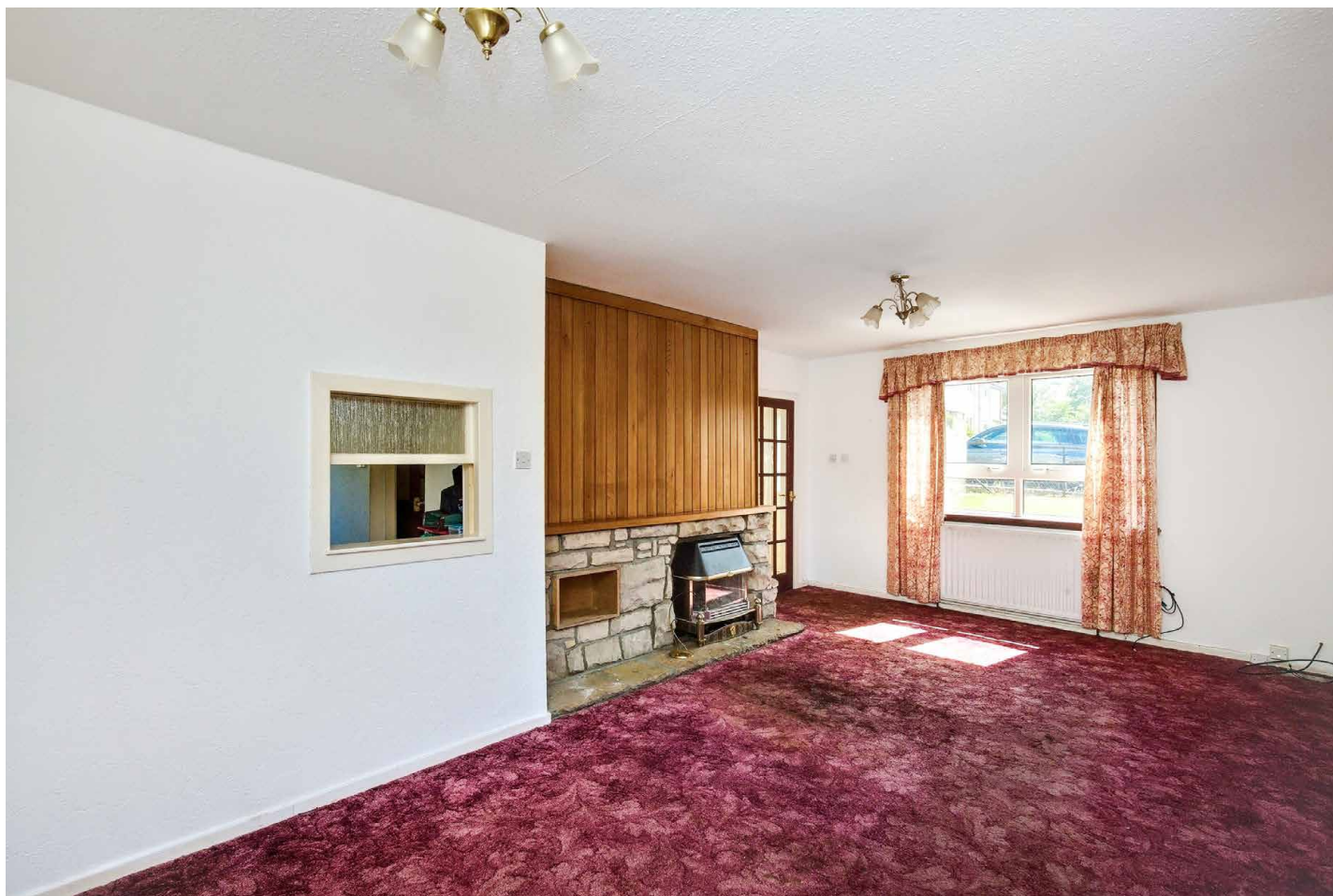
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15 Blackcot Avenue

Mayfield, Dalkeith, Midlothian, EH22 5RY



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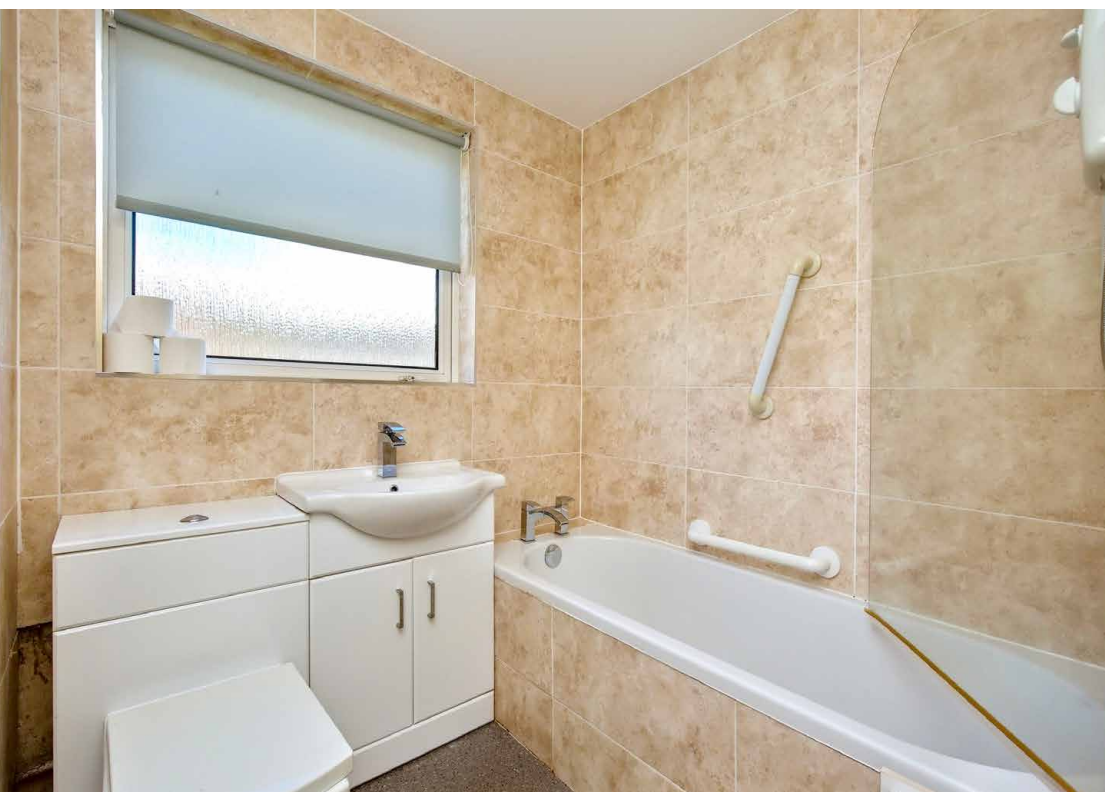
Set on a corner plot in Mayfield, within easy driving distance of central Edinburgh, this sunny four-bedroom end-terrace house comprises a generous double-aspect living room, a sun-facing kitchen, two double bedrooms, two good-sized single bedrooms, a bathroom and a WC. Externally, the corner property benefits from garage parking, private gardens with a shed for storage, and easy access to excellent local amenities, including primary and secondary schooling, a wide variety of shops, parks, a swimming pool, and bus links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

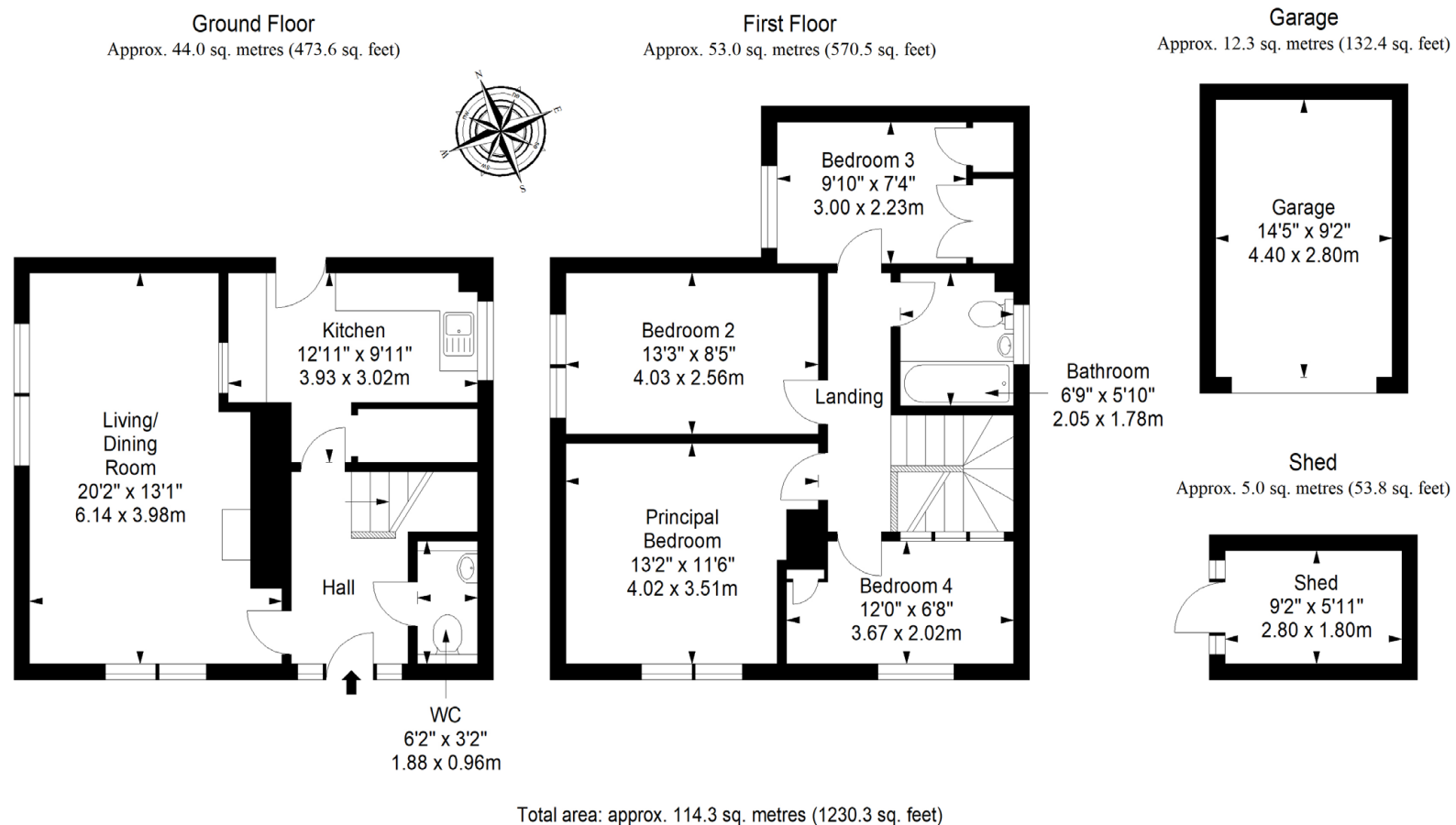
Features

- End-terrace house on a corner plot
- Part of an established development in Mayfield
- Entrance hall with WC
- Sun-filled living room with fireplace
- Southeast-facing kitchen with garden access
- Sunny main bedroom
- Three more bedrooms (one with wardrobes)
- Bathroom with overhead shower
- Private gardens to the front, side and rear
- Detached shed and drying area
- Private garage parking
- Gas central heating and double glazing
- EPC - E





Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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