



1 John Humble Street, Mayfield, Midlothian, EH22 5QZ

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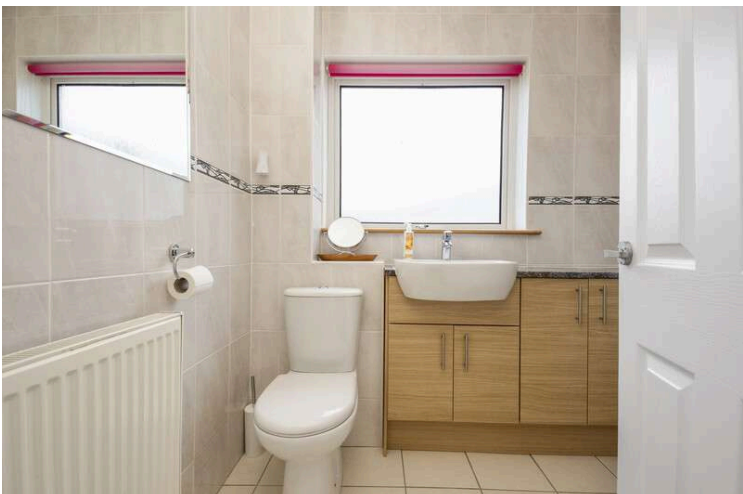


Very rarely available, this is an excellent opportunity. McDougall McQueen are delighted to present to the market this bright and spacious three-bedroom detached house situated in a quiet residential location close to all amenities and schooling in Mayfield. The property is presented in good clean condition throughout and benefits from a conservatory, double glazing, gas central heating, driveway, attached garage with light, power, and utility room, with good sized private gardens to the front and rear.

- Superb location within a sought-after residential area
- Hallway with stairs to the upper level
- Inner hall with under stair storage and kitchen access
- Spacious living room with window to the front, electric fire and surround
- Dining room with French doors to the conservatory
- Conservatory with heating, light and power
- Fitted kitchen with access to the garage, a range of base and wall units, gas cooker, extractor and remaining white goods
- Utility room accessed via the garage
- Upper hallway with loft access and store cupboard
- Family shower room with corner shower, wc and sink with

vanity unit

- Main bedroom with front facing window, built in wardrobes and bedroom furniture/storage
- Bedroom two with window to the rear and built-in wardrobes
- Bedroom three with front facing window and over stair storage
- Double glazing and gas central heating
- Driveway for off-street parking
- Attached garage with access from the kitchen, light, power, and utility room
- Good sized private garden grounds to front and rear, ideal for outside entertaining



Location

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.

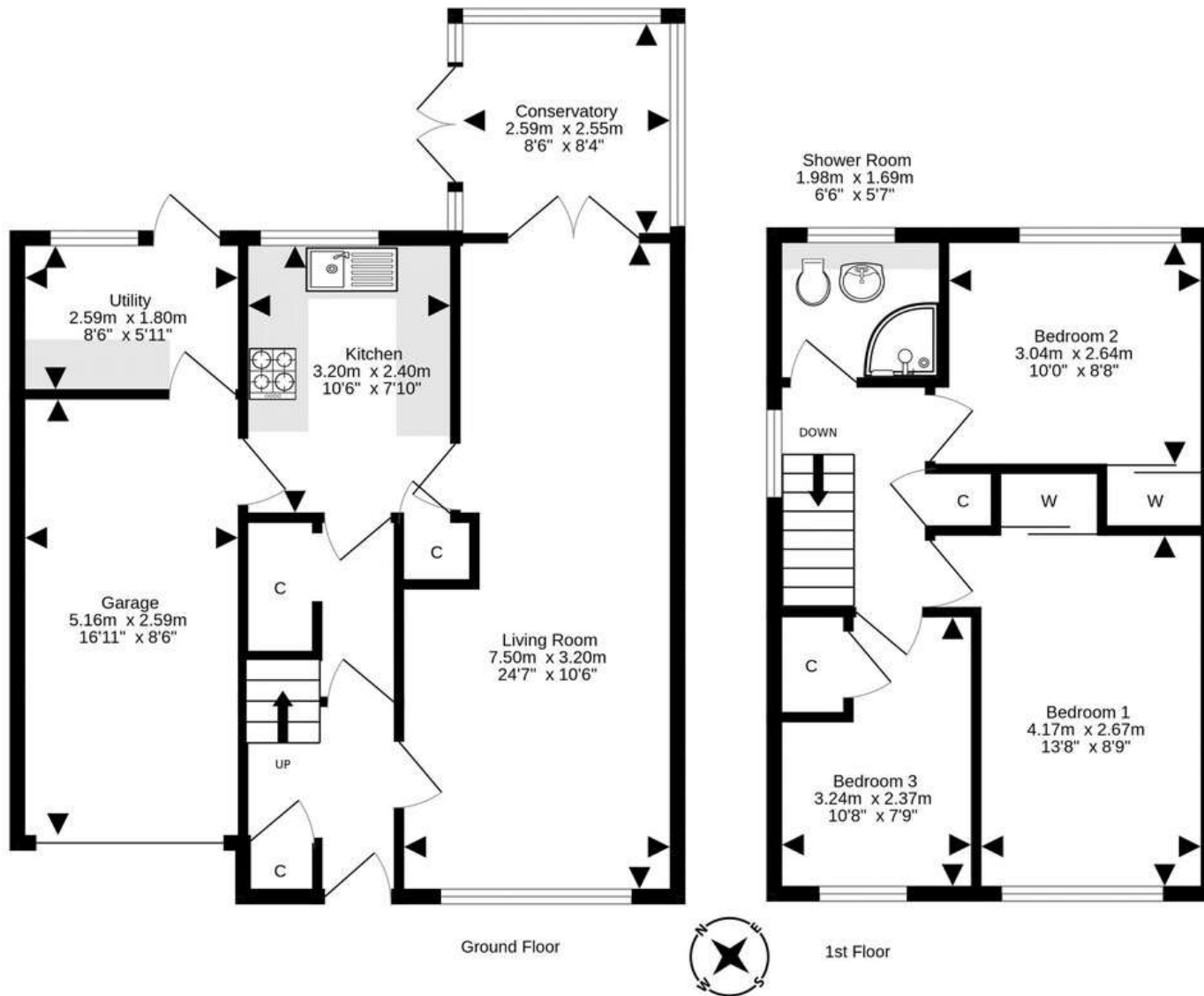
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining white goods, and the garden sheds. All movable items, fitted appliances and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller. Other items may be available by negotiation

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk

www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

