



22 Higginson Loan, Mayfield, Midlothian, EH22 5RE

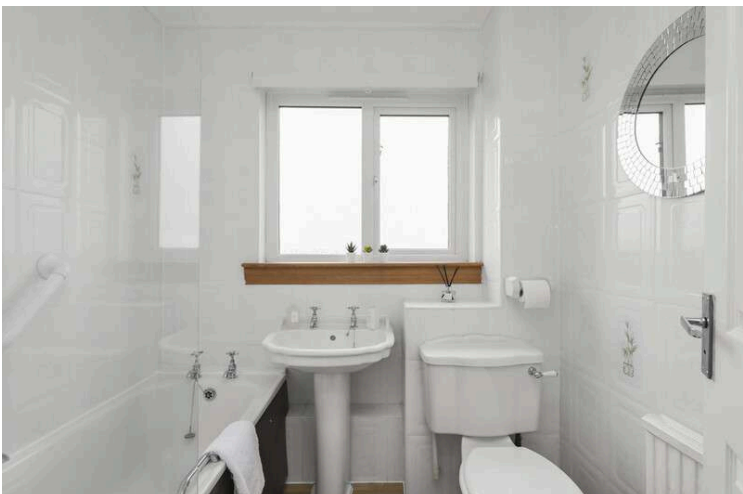
www.mcdougallmcqueen.co.uk



A beautifully cared for property that is rarely available in this location. McDougall McQueen are delighted to present to the market this lovely, bright, and spacious three-bedroom detached house situated in a quiet cul de sac in a private residential location in the ever-popular area of Mayfield Dalkeith. Situated close to all amenities and within walking distance of primary schooling this is an excellent opportunity for a host of potential purchasers. The property is presented in good clean condition throughout and benefits from double glazing, gas central heating, a two-car driveway, and good-sized private gardens to the front, side, and rear. Viewing should be conducted at your earliest convenience as this property offers excellent value in today's market.

- Lovely views towards the Pentland hills provided to the rear of the property
- Hallway with large walk-in store cupboard, and additional shelved storage
- Spacious and bright living and dining room with window to the front and rear, electric fire, and fire surround
- Fitted kitchen with a range of base and wall units, electric cooker, extractor and remaining white goods
- Upper hallway with window to the side, loft access, and store cupboard
- Family bathroom with three-piece white suite, bath with electric

- shower, shower screen, wc, and sink
- Main bedroom with front facing window, and built in mirrored wardrobes
- Bedroom two with window to the rear, providing wonderful views, 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
- Good sized private garden grounds to front, side, 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.

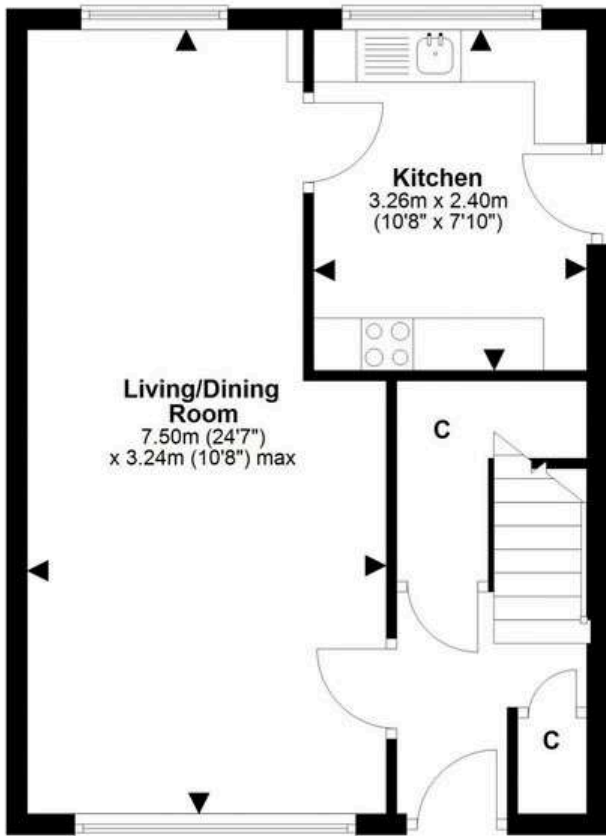
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. 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

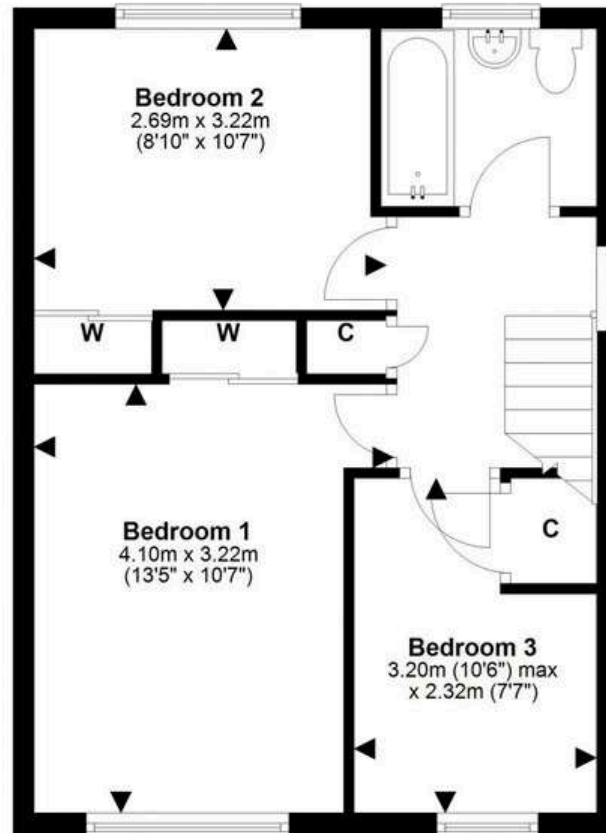
Price & Viewing

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

EPC Band - C



Ground Floor



First Floor

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



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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.

