



76 Langlaw Road, Dalkeith, Midlothian, EH22 5AS

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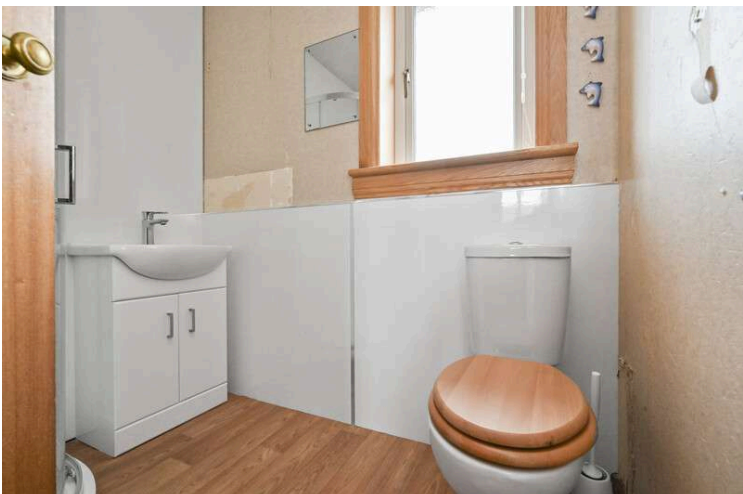


Spacious family home, first time purchase or investment opportunity. McDougall McQueen are delighted to present to the market this bright and spacious three-bedroom end-terraced house situated a popular residential location close to all amenities and schooling in Mayfield, Dalkeith. The property does now require some refurbishment but offers excellent value in today's market for the accommodation provided. It has private gardens to the front and rear with a side access path and off-street parking for three cars provided to the front of the house.

- Hallway with stairs to the upper level and store cupboard
- Spacious living and dining room with window to the front, French doors to the rear garden, and a gas fire
- Basic fitted kitchen with access to the rear garden and a handy store cupboard, a range of base and wall units with electric hob, washing machine, tumble dryer, and fridge freezer
- Upper hallway with loft access and store cupboard with gas boiler
- Shower room with corner shower cubicle, electric shower,

- wc, and sink with vanity unit
- Main bedroom with rear facing window
- Bedroom two with window to the front and built-in wardrobes
- Bedroom three with front facing window, full width built-in wardrobes and over stair storage
- Double glazing, gas central heating, and three car driveway
- Private garden grounds to front and rear with side access, 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.

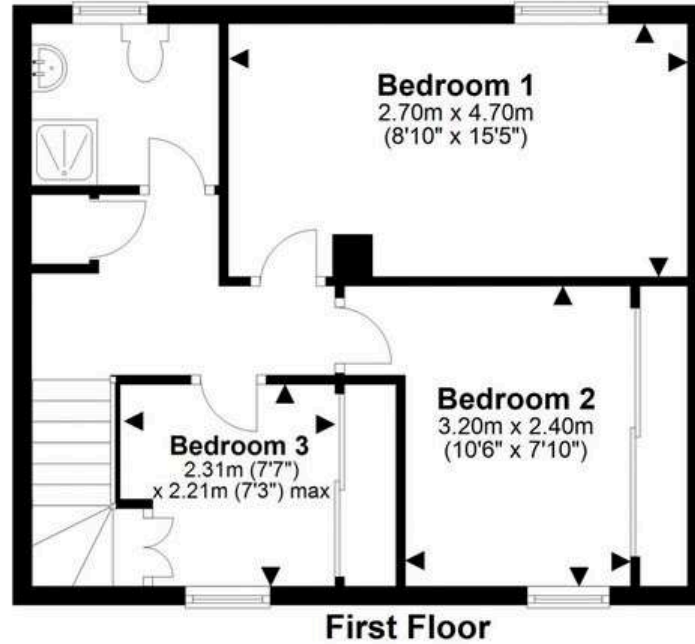
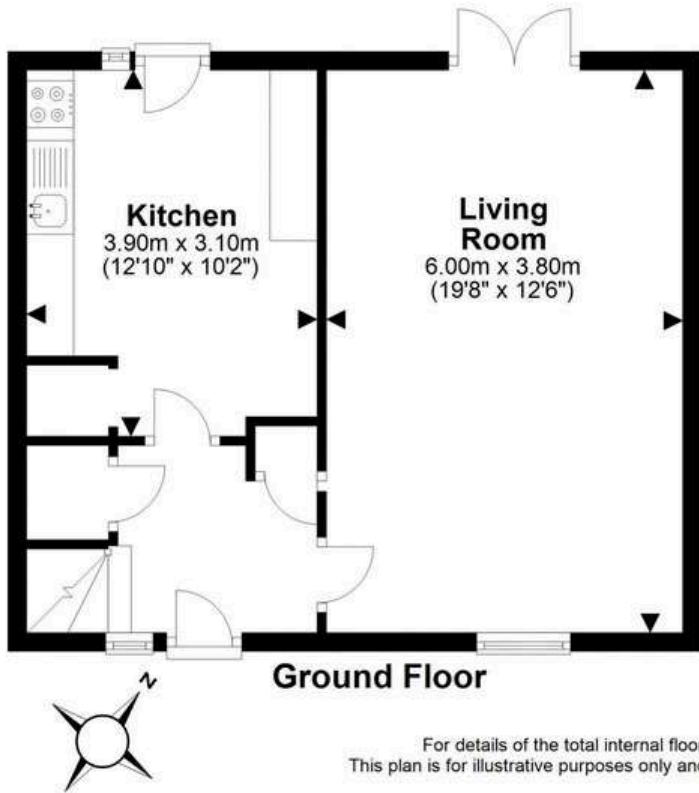
## Extras

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

## Price & Viewing

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

EPC Band - C



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.

