



25 Stone Avenue, Mayfield, EH22 5PD



## Welcome

Welcome to 25 Stone Avenue, Mayfield, a bright and spacious family home, or first-time purchase. McDougall McQueen are delighted to present to the market this two-bedroom terraced house situated in a quiet area, within a popular residential location close to all amenities and schooling in Mayfield, Dalkeith. The property is presented in clean condition throughout and offers excellent value in today's market. It benefits from double glazing, gas central heating, and private gardens to the front and rear. Viewing should be conducted at your earliest convenience.

- Hallway with stairs to the upper level and under stair store
- Spacious living and dining room with wall mount electric fire, window to the front and French doors to the rear
- Fitted kitchen with a range of base and wall units, small breakfast bar, electric cooker, fridge freezer, washing machine and dishwasher
- Upper hallway with loft access
- Main bedroom with front facing window and over stair store
- Bedroom two with window to the rear
- Family shower room with walk-in shower base with electric shower, wc, and sink with combined vanity unit
- Double glazing and gas central heating
- Private garden grounds to front and south facing rear garden, ideal for outside entertaining
- Garden shed with power





## Mayfield

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, cooker, remaining white goods, and the garden shed. All movable items 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.



# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

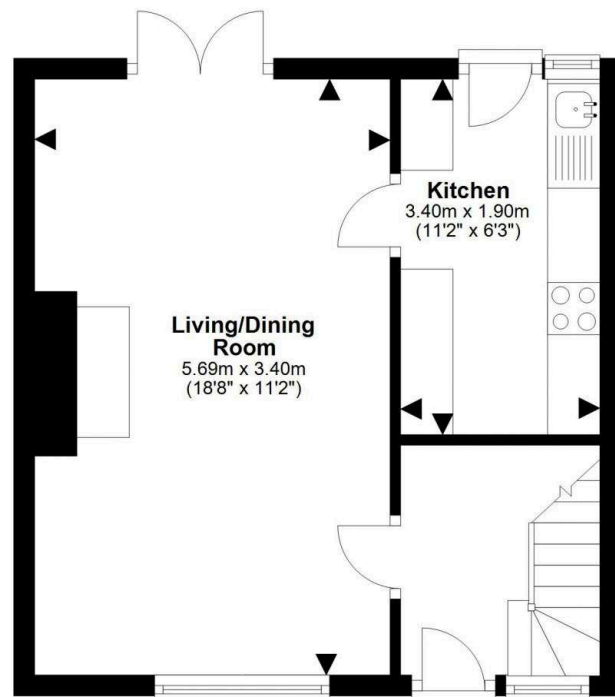
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

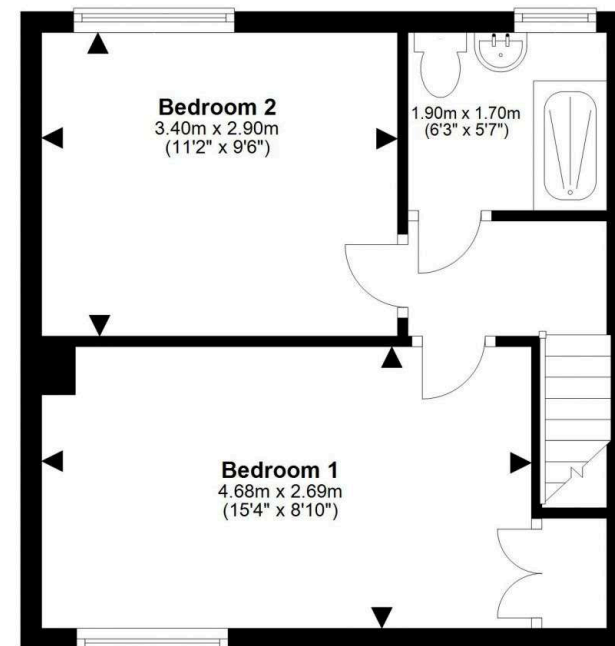
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.



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.