



20 Laurel Bank Road, Mayfield, EH22 5HS



Welcome

Welcome to 20 Laurel Bank Road, a bright and spacious property which will make the ideal family home or first-time purchase. McDougall McQueen are delighted to present to the market this three-bedroom end-terraced house situated within a popular residential location close to all amenities and schooling in Mayfield, Dalkeith. The property is presented in clean condition throughout and represents excellent value in today's market. It benefits from gas central heating, gated driveway and superbly sized private gardens to the front, side, and rear, providing the ideal space for extending the property in the future.

- Superb residential location close to all amenities
- Open views towards Edinburgh and Fife
- Hallway with stairs to the upper level and store cupboard
- Spacious living and dining room with dual aspect windows to the front and rear
- Fitted kitchen with built-in store cupboard, a range of base and wall units, electric hob, oven, extractor, and remaining free-standing white goods
- Upper hallway with store cupboard and loft access
- Main bedroom with rear facing window
- Bedroom two with window to the front
- Bedroom three with front facing window and over stair store cupboard
- Family bathroom with three-piece white suite, electric shower over the bath with shower curtain
- Single glazing and gas central heating
- Gated driveway for off street parking
- Superbly spacious private garden grounds to front, side, and rear, ideal for outside entertaining with potential to extend







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, all integrated appliances, and remaining white goods. All movable items and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller.



Get in touch

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 0131 240 3818

Property Hub:

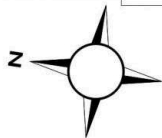
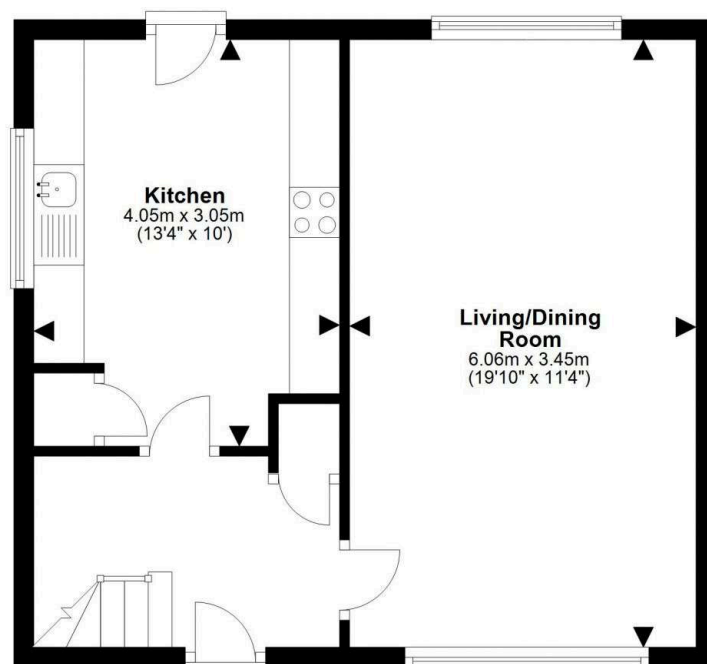
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

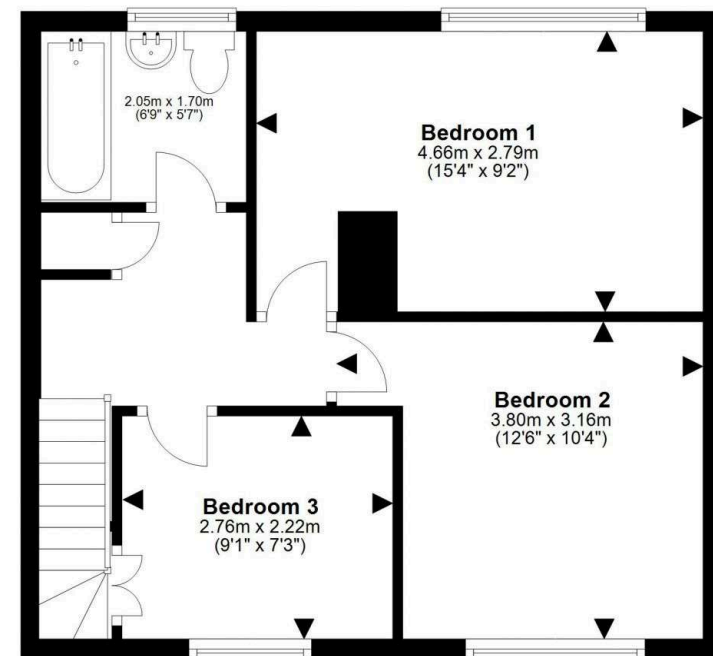
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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

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