



38B Westhouses Road, Mayfield, EH22 5QN



Welcome

Welcome to 38B Westhouses Road, Mayfield, Dalkeith where McDougall McQueen are delighted to present to the market this wonderfully spacious two-bedroom ground floor flat, situated in a popular residential location close to all amenities in Mayfield, Dalkeith. The property offers excellent value for money given the space on offer and is presented to the market in good clean condition throughout having been well maintained by its owners, making this the ideal first-time purchase, family home, or opportunity for those looking for ground floor living. The property benefits from double glazing, gas central heating, ample on street parking, own garden grounds to the front and side, with a communal drying green area. Early viewing is essential to fully appreciate the property on offer and to avoid the disappointment of missing what we believe is a wonderful opportunity.

- Communal entry
- Entrance hallway with ample built-in storage
- Spacious living and dining room with dual aspect windows
- Fitted kitchen with a range of base and wall units, electric cooker, washing machine, and fridge freezer, a handy store cupboard houses the gas boiler
- Family shower room with double shower base, wc, and sink, with part wet wall panelling
- Main bedroom with side facing window
- Bedroom two with window to the rear
- Double glazing and gas central heating
- Private garden grounds to the front and side with communal drying green and garden shed
- Ample on-street parking





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


All floor coverings, light fittings, blinds where fitted, cooker, and remaining free standing white goods. All appliances, 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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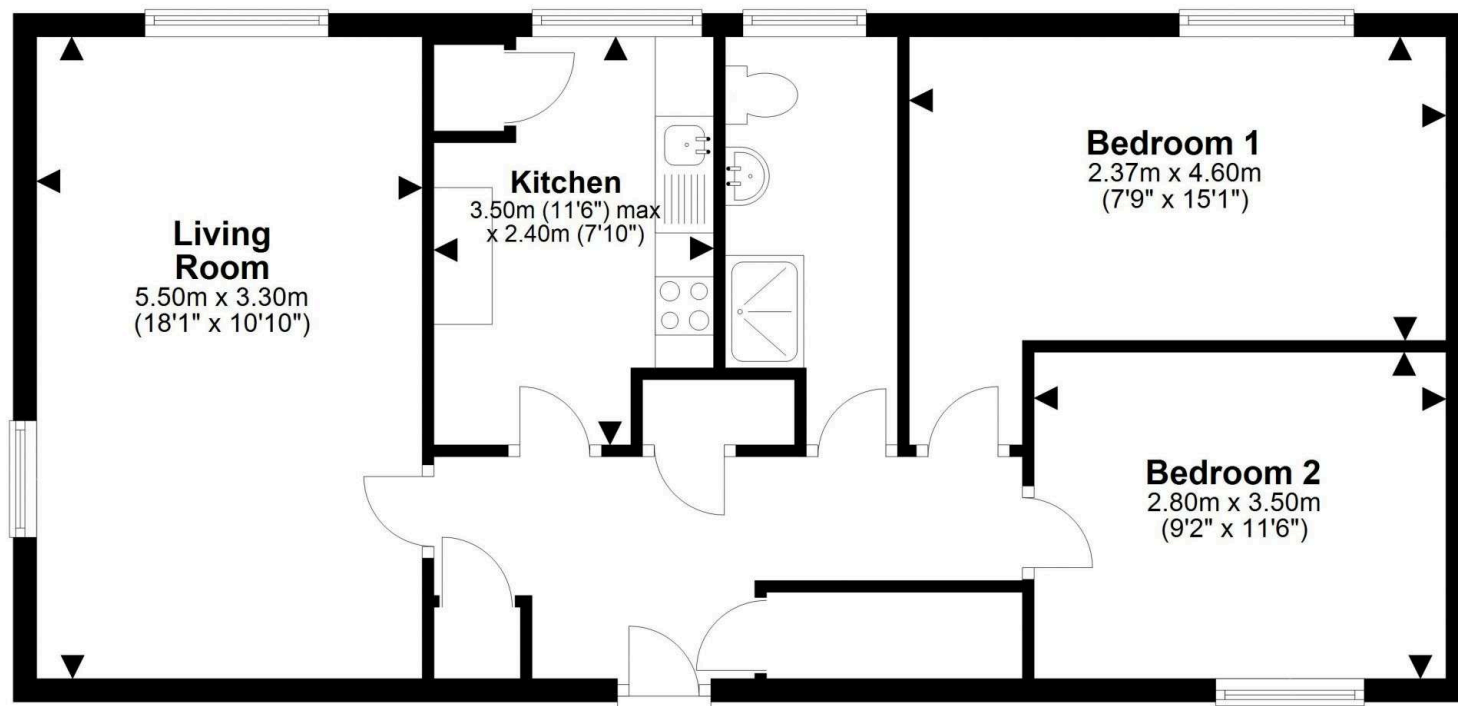
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EH22 1JB

Bruntsfield Office:

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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.



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.

