







## Welcome

Welcome to Mansfield Cottage, Mayfield, a property that is very rarely available in this location. McDougall McQueen are delighted to present to the market this traditional detached cottage with two-bedrooms and attic room, situated in a quiet location in the ever-popular area of Mayfield Dalkeith. This is an excellent opportunity for a host of potential purchasers given the outbuildings and potential to further extend with statutory planning and consents. The property is presented now requiring upgrading and offers immense potential currently benefiting from Solar Panels, Double Glazing, Oil Fired Central Heating, and Log Burning Stove. In addition, there are outbuildings including a garage, large workshop, and storage areas. There are also private grounds to the front, with small rear, and excellent side gardens which add to this properties outstanding potential. Viewing should be conducted at your earliest convenience as this property offers excellent value in today's market.

- Countryside views to the front of the property
- Entrance hallway
- Living room with a log burning stove, window to the front, and open Edinburgh press
- Kitchen with a range of base and wall units, electric cooker and remaining free-standing white goods
- Family bathroom with three-piece white suite, electric shower over the bath, wc, and sink
- Main bedroom with front facing window, and built in wardrobes
- Fixed staircase access to an attic room with Velux window to the front, light, and power
- Bedroom two
- Two lean to storage rooms/workshops accessed from kitchen
- Solar panels, double glazing, and oil-fired central heating
- Various outbuildings including a garage, large separate workshop, and storage units, some with power, lighting, and one with an inspection pit (All tools and machines are available as part of the sale)
- Private garden grounds to front, rear, and side











## 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 appliances, and all workshop tools and machinery. 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.










# Get in touch

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 0131 240 3818

Property Hub:

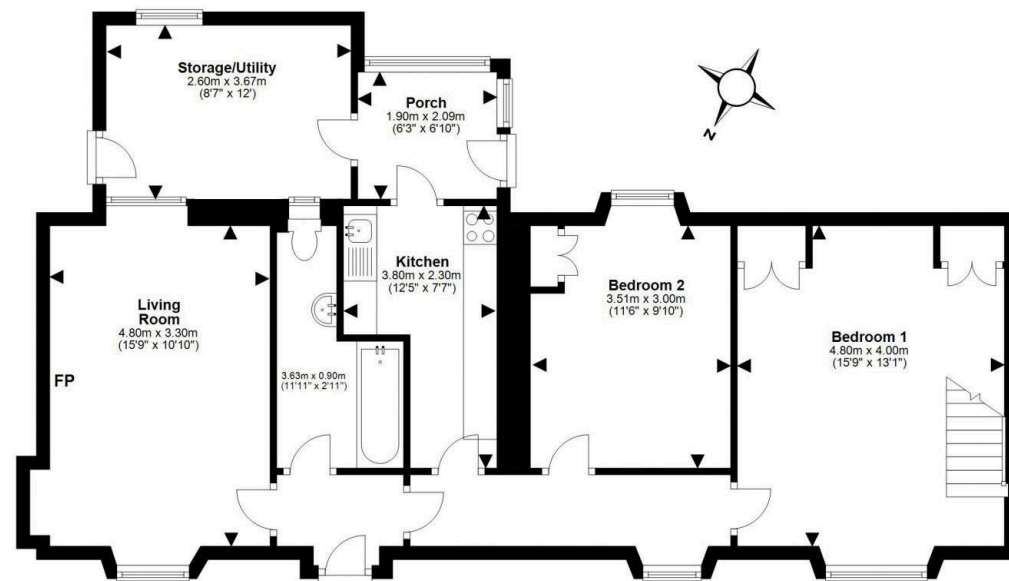
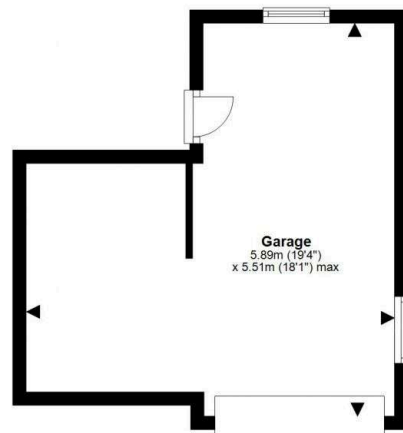
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

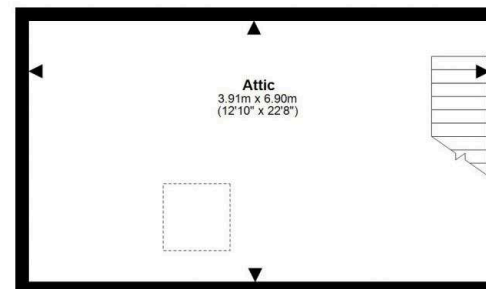
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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

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.