







## Welcome

Welcome to 17 McKinnon Drive, McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom terraced house, set in a sought-after residential location, occupying a prime plot. The property is presented to the market in good clean condition throughout having been upgraded by its current owner. The property offers excellent family accommodation over two levels, gardens to the front and rear, with a driveway providing off-street parking. This is the ideal home for first time buyers, professional couples and for those with a young family. Viewing is essential to fully appreciate the property on offer, and its undoubted value for money.

- Terrific location within a sought-after residential estate
- Bright and spacious family home
- Entrance porch
- Living room with window to the front, under-stair storage, and stairs to the upper level
- Fitted dining kitchen with rear garden access, a range of base and wall units, touch control electric hob, oven, extractor, washing machine, and fridge freezer
- Upper hallway with store cupboard and loft access
- Family bathroom with three-piece white suite with electric shower over the bath, wc and sink
- Bedroom one with window to the front and built-in mirrored wardrobes
- Bedroom two with window to the rear and open storage
- Double glazing and gas central heating
- Private garden grounds to front and rear with a driveway providing off-street parking
- Ample additional on street parking







## Mayfield

Mayfield and Dalkeith 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. The City Bypass is within quick and easy reach linking with the wider Scottish Motorway Network, making the property an attractive commuter choice.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

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

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

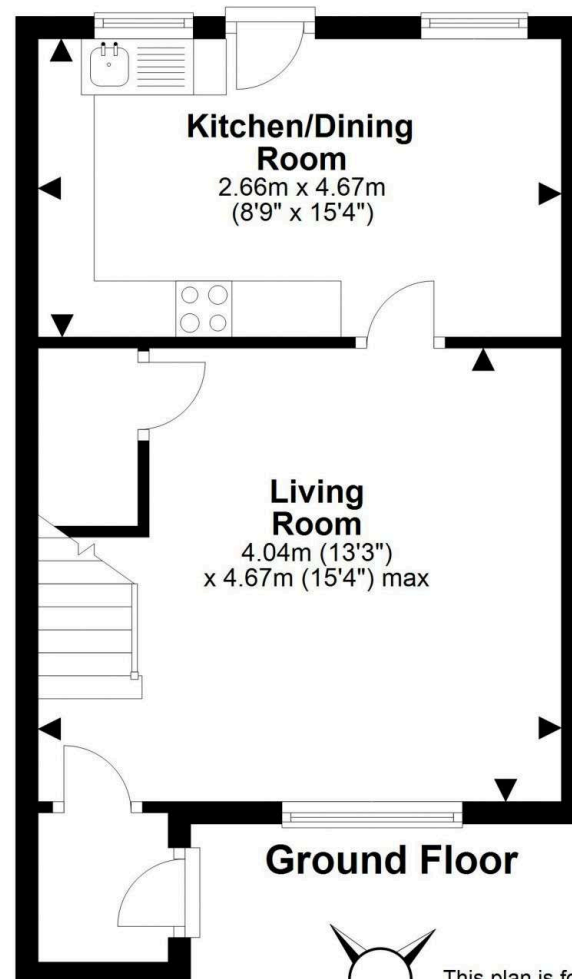
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

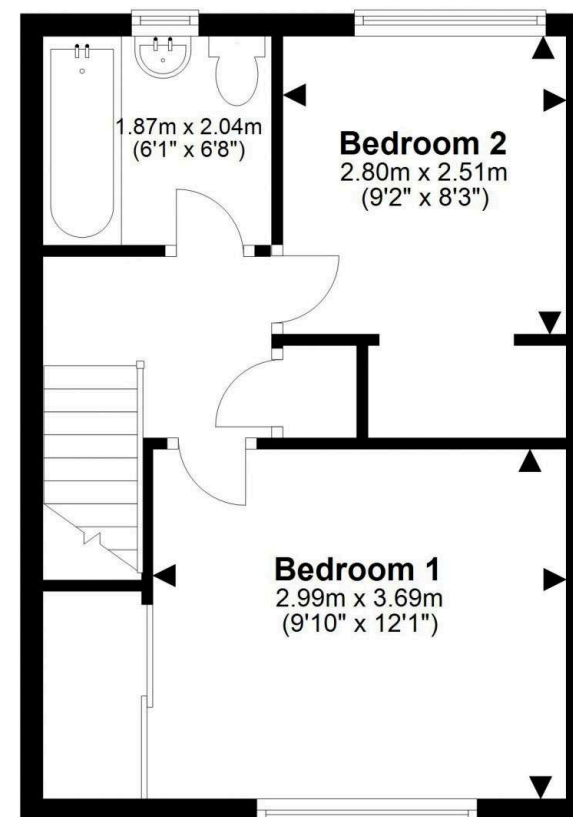
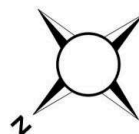


CHARTERED FIRM

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.