



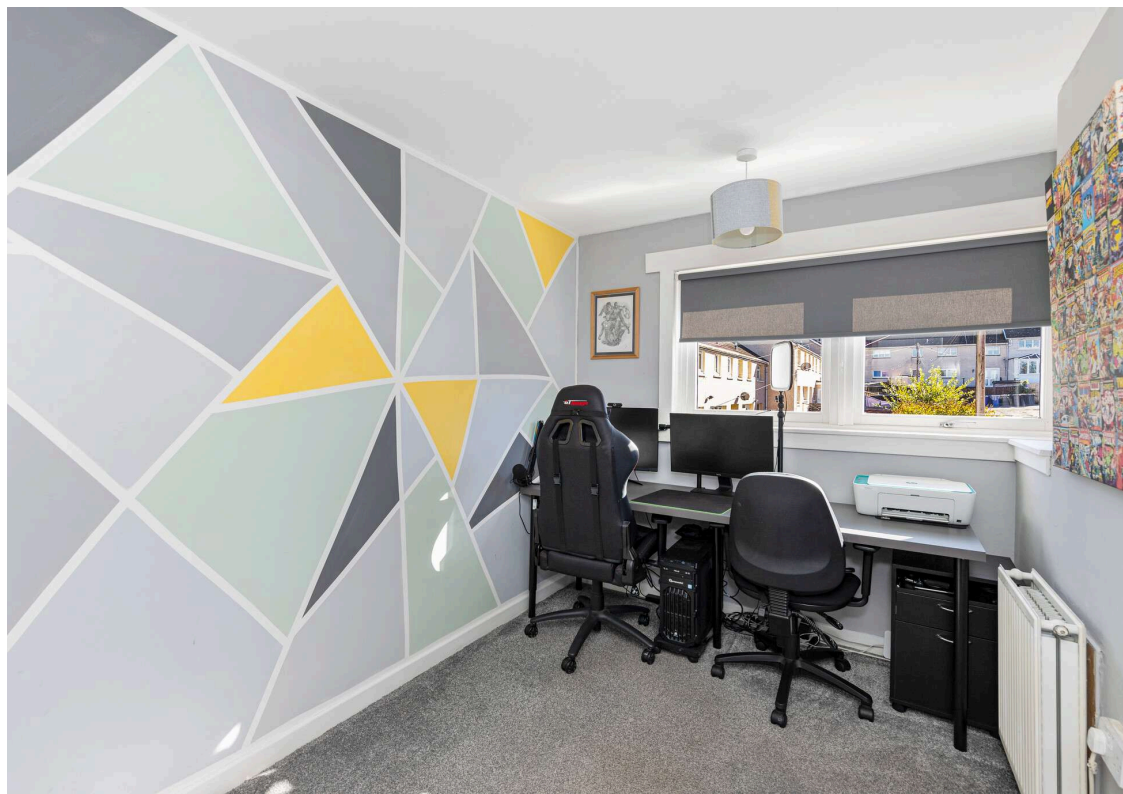
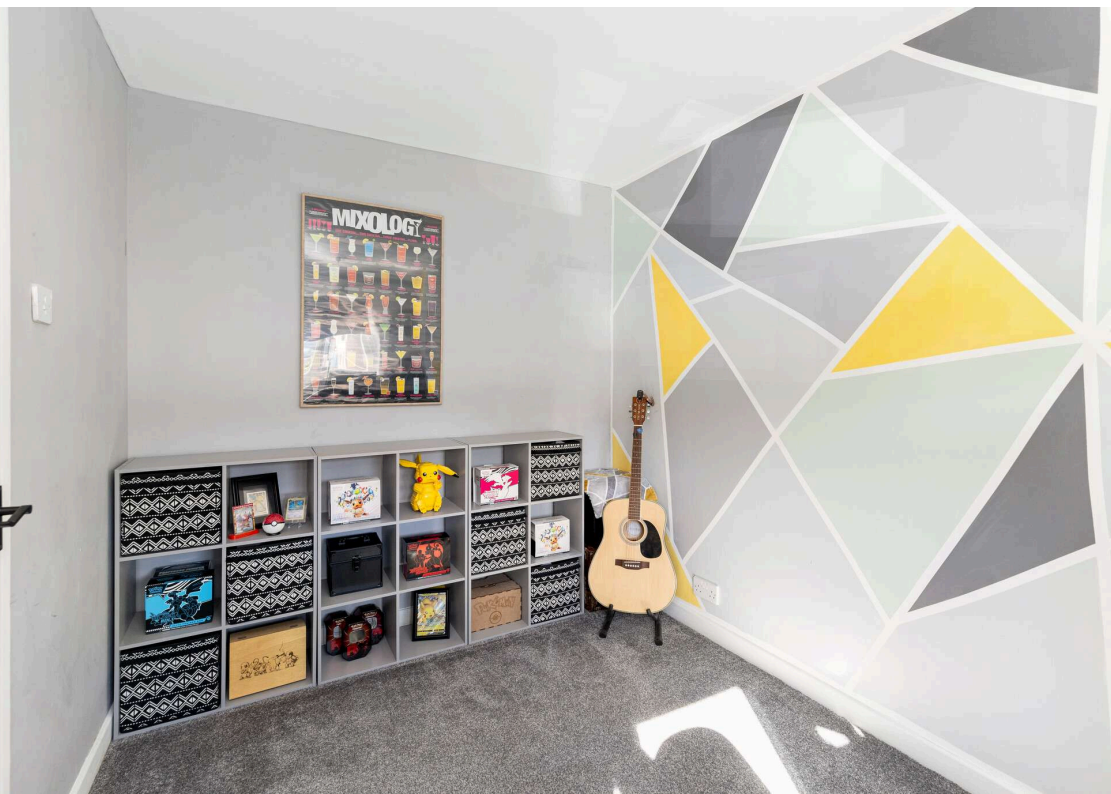


Welcome

Welcome to 26 Keir Hardie Drive, Mayfield-an outstanding opportunity for families and first-time buyers alike. Presented by McDougall McQueen, this charming three-bedroom terrace home occupies an excellent plot in a peaceful, sought-after residential neighbourhood near local amenities and schools in Mayfield, Dalkeith. The property is complemented by modern double glazing, efficient gas central heating, good garden grounds, and ample unrestricted parking. Presented in excellent condition we urge you not to miss your chance to secure this property offering excellent value.

- Superb location within a quiet residential area
- Hallway with good sized storage
- Spacious living and dining room with windows to the front and rear
- Fitted kitchen with under stair store cupboard, a range of base and wall units, electric ceramic hob, oven and extractor
- Upper hallway with rear facing window, loft access, and outstanding storage facilities
- Main bedroom with twin front facing windows
- Bedroom two with front facing window, fitted wardrobes and storage
- Bedroom three with rear facing window
- Family bathroom with three-piece white suite, shower over the bath, and folding shower screen
- Double glazing and gas central heating
- Private garden grounds to the front and rear, ideal for outside entertaining







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 and blinds where fitted. 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 including the free standing white goods may be available by negotiation.





Get in touch

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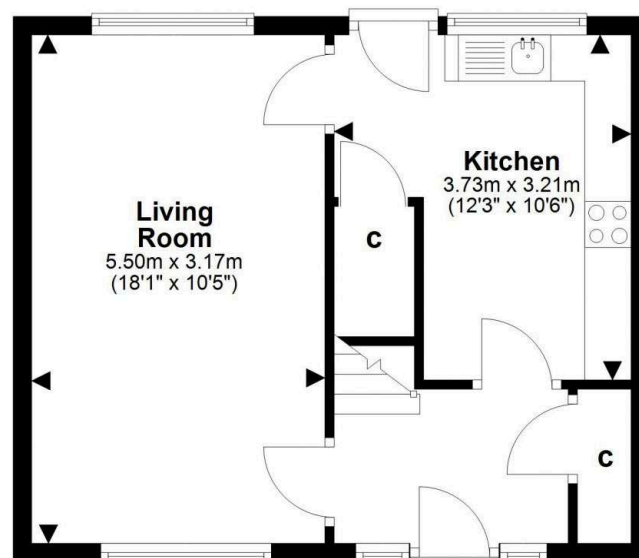
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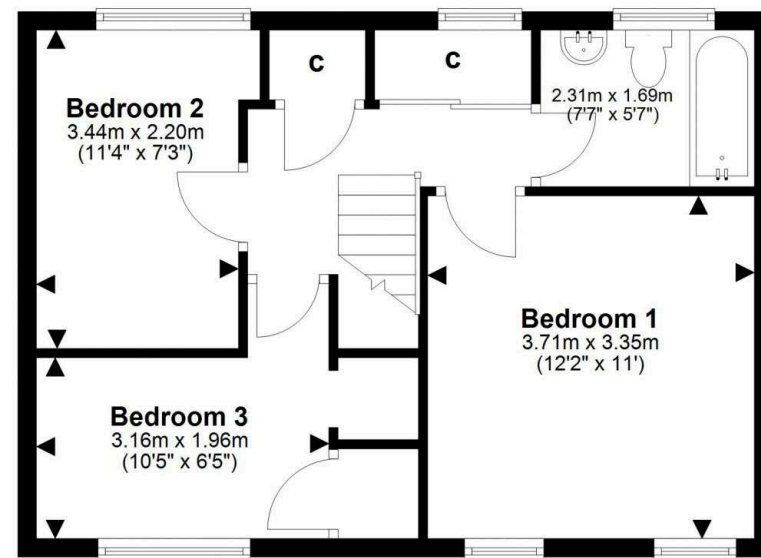


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.