



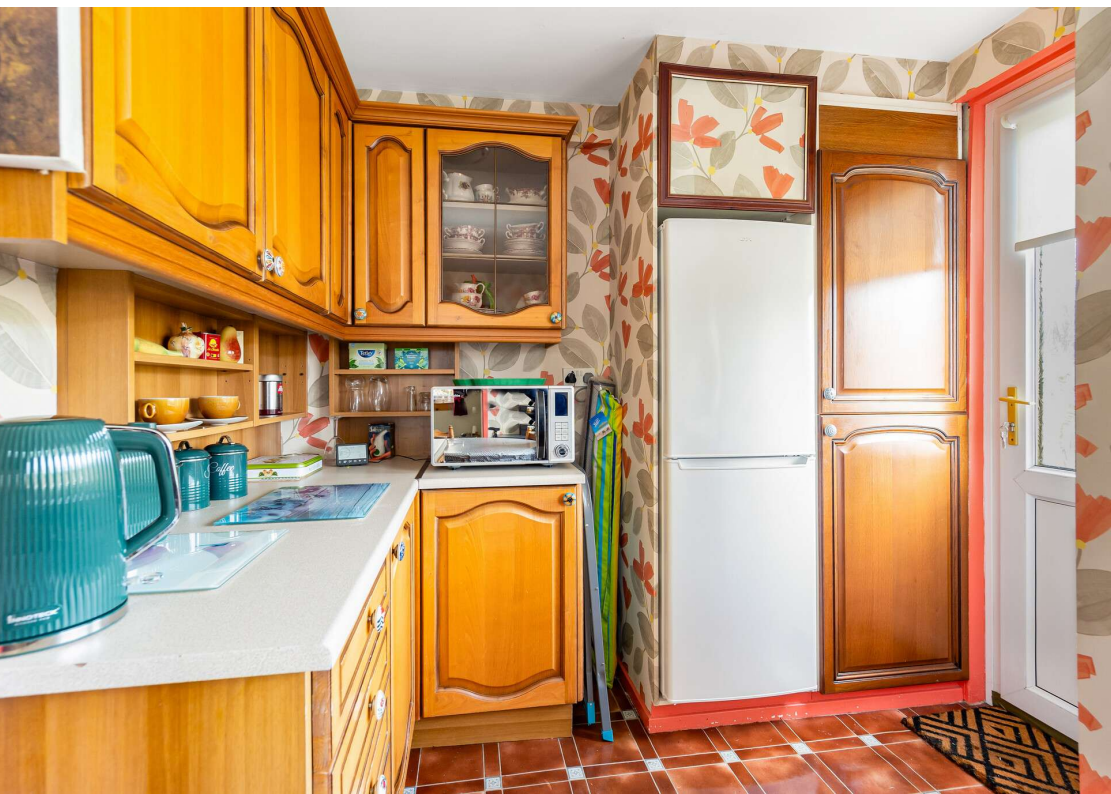


Welcome

Welcome to Maryburn Road, McDougall McQueen are delighted to present to the market this well-proportioned three bedroom, semi-detached family home, offering bright and spacious accommodation, further benefits include an impressive enclosed rear garden with a patio area, private garden to the front with on street parking available. The property is conveniently located in the Easthouses area of Midlothian close to many local amenities, excellent schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Front facing living room
- Dining kitchen - white goods included
- Three double bedrooms
- Bathroom presented as a shower room located on the ground level
- Gas central heating - serviced annually
- Double glazing
- Private gardens to the front and rear
- On street parking available







Easthouses

Easthouses is located on the outskirts of the popular Midlothian town of Dalkeith with good local primary and secondary schooling, a wide range of convenience shopping 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 and the neighbouring Midlothian Towns. Local train stations operating between the Borders and Edinburgh are nearby, and the city bypass is within easy reach linking with the wider Scottish Motorway Network, making the area a popular choice with commuters.

Extras

Included in the sale are: Floor coverings, light fittings and blinds where fitted and the kitchen appliances. Any appliances or white goods are sold as seen. No warranty applies to these, or any movable items included in the sale. Items of furniture may also be available by negotiation.



Get in touch

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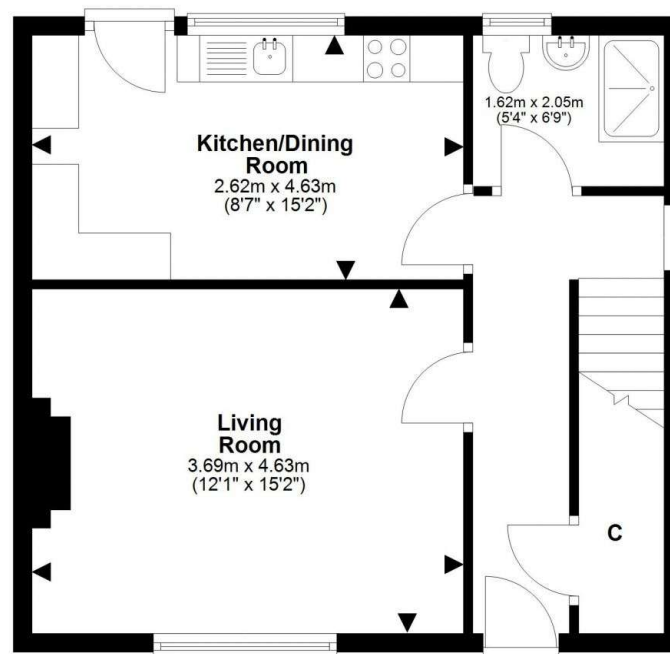
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

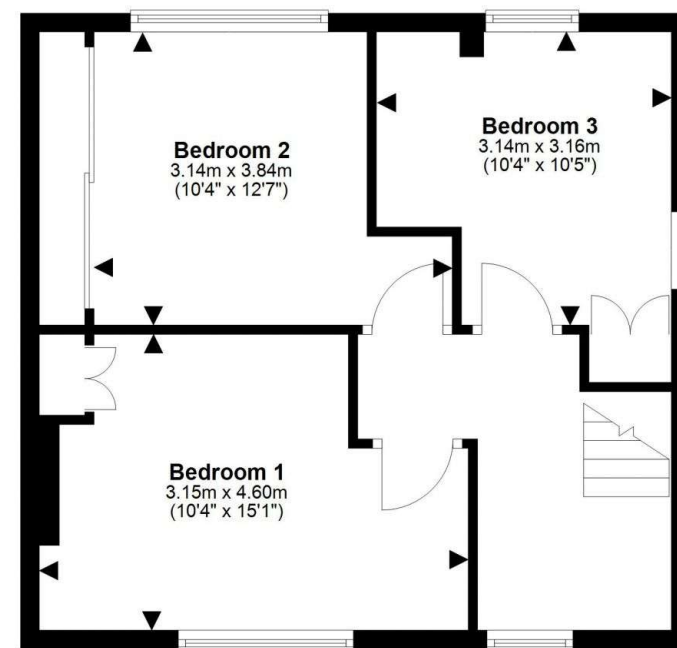


CHARTERED FIRM

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 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.