





Welcome

Welcome to 34 Westhouses Road, Mayfield-an outstanding opportunity for families and first-time buyers alike. Presented by McDougall McQueen, this lovely 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 fittings throughout, double glazing, efficient gas central heating, good garden grounds, a host of extras including wall mount TV's, and ample unrestricted parking area to the rear. 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 built-in storage and stairs to the upper level
- Spacious living and dining room
- Lovely, fitted kitchen with a range of base and wall units, pull out larder unit, small breakfast bar, a host of quality integrated appliances and free-standing white goods
- Upper hallway with rear facing window, loft access, and storage
- Main bedroom with twin front facing windows and built-in wardrobes
- Bedroom two with front facing window, fitted mirrored wardrobes
- Bedroom three with rear facing window with lovely views towards the Pentlands
- Family wet/shower room with electric shower
- Double glazing and gas central heating
- Private garden grounds to the front and rear, landscaped for easy maintenance and 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, blinds where fitted, and all integrated appliances and most wall mount TV's. 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 included white goods may be available by negotiation.



Get in touch

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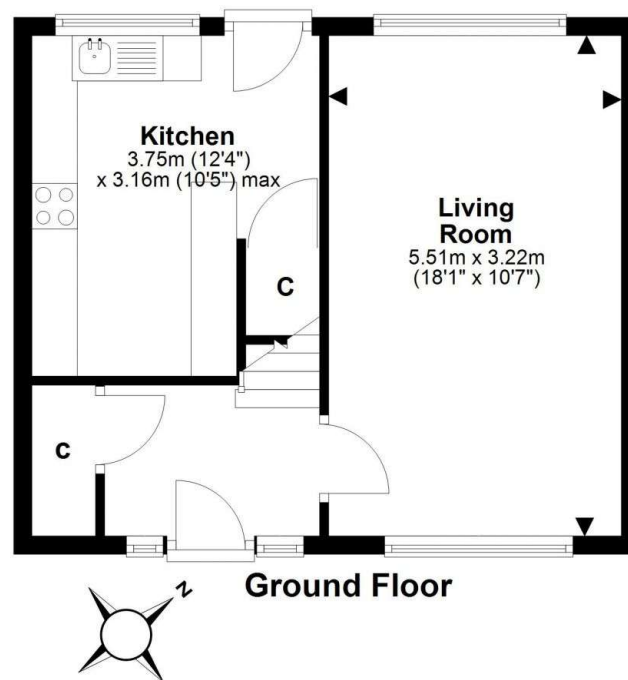
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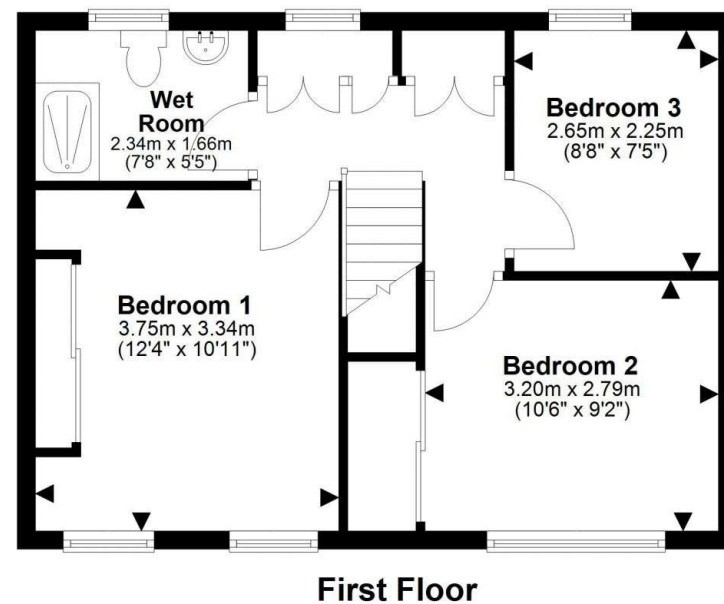


CHARTERED FIRM

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.