



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1B Laurelbank Place

Mayfield, Dalkeith, EH22 5HR

1B Laurelbank Place

This two-bedroom ground-floor, garden flat is a beautiful residence that offers light and airy accommodation. It is finished to high standards too, incorporating elegant interior design and quality fixtures and fittings, which includes a well-stocked kitchen and a modern bathroom. Furthermore, the property has excellent storage throughout to help keep the interiors neat and tidy. Forming part of an established development with a carpark to the front, the home comes with a private front garden and a convenient location in the heart of Mayfield. Bus links and convenience stores are just a stroll away, along with schools and idyllic green spaces – perfect for a wide variety of buyers.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- Ground-floor flat with attractive interiors
- Central location in popular Mayfield
- Welcoming hall with built-in storage
- Bright and spacious living/dining room
- Fitted kitchen that is well appointed
- Two double bedrooms (one with wardrobe)
- 3pc bathroom with overhead shower
- Private, lawned front garden
- Large rear communal garden and drying area
- Unrestricted parking bays in the carpark
- Gas central heating throughout
- EPC Rating - D | Council Tax Band - A
- Home Report Value - £130,000







"...A beautiful residence
that offers light and airy
accommodation..."







"Elegant interior design
and quality fixtures and
fittings"





Let us help you find your next
dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



CHARTERED FIRM

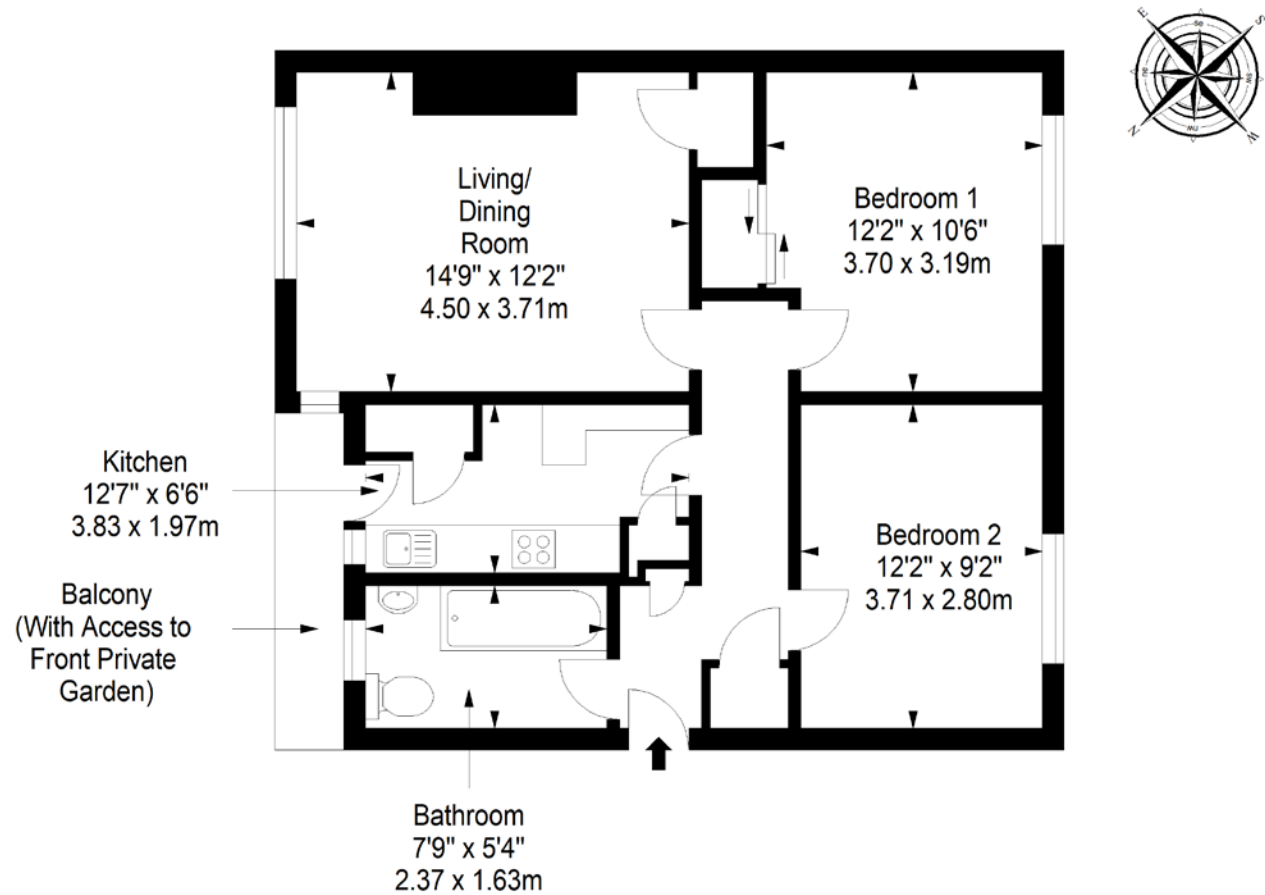
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)