



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1A Bogwood Court

Mayfield, Dalkeith EH22 5DG

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Tucked away within a quiet courtyard setting in popular Mayfield, this main door upper is beautifully presented with the convenience of nearby local shops, great parking and the great green space of Mayfield Park right next door. Access is up steps to a south-facing communal terrace, which offers lovely views over the park to the Pentland Hills. With light and airy interiors, the property boasts ample storage, a spacious south-facing living room, a modern fitted kitchen with space for dining, a comfortable double bedroom, and a stylishly three piece shower room.

Extras: fitted floors, light fittings, blinds, and all kitchen appliances (excluding washing machine), are to be included in the sale.

Property Summary

- Situated next to Mayfield Park
- Main door upper
- Spacious living room
- Modern fitted kitchen
- Double bedroom with built-in cupboard
- Stylish three-piece shower room
- External store & attic space
- Gas central heating & double glazing
- Un-restricted parking area to front of flat
- EPC Rating - C | Council Tax Band - C



Home Report Value - £115,000





Lovely
main door
upper flat,
next to
Mayfield Park





PENTLAND VIEWS FROM FRONT TERRACE



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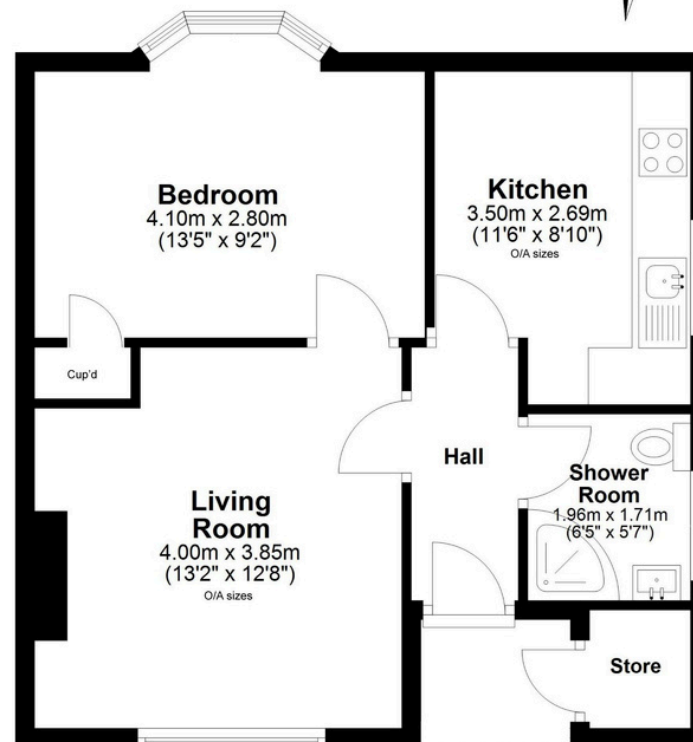
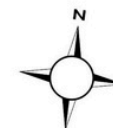
CHARTERED FIRM

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.

First Floor
Approx. 45.4 sq. metres (489.1 sq. feet)



Location



MAYFIELD PARK, NEXT TO FLAT

The Mayfield district neighbours the village of Newtongrange, lying just south of Dalkeith in the stunning Midlothian countryside. There are a wealth of green areas to enjoy, including a lovely park and excellent everyday amenities, plus a library, post office and medical centre. As well as being surrounded by excellent outdoor leisure opportunities, e.g: golf courses, Dalkeith and Vogrie Country Parks. Mayfield has a leisure centre, with gym and fitness classes. There are three primary schools to choose from and a secondary school. The revived border railway offers an easy commute into Edinburgh from the nearby station at Newtongrange and the city bypass is just a short drive away providing direct links heading west to the M8 and Glasgow and M9 north over the Forth Road Bridge. Heading eastward, the By-pass will take you to the heart of East Lothian and beyond.