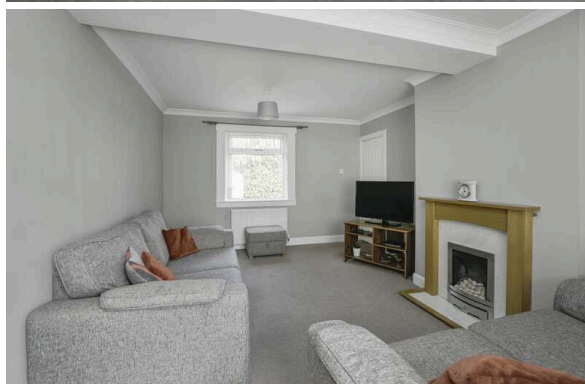




5 Conifer Road
MAYFIELD | EH22 5DD


warners
solicitors & estate agents



5 Conifer Road

MAYFIELD | EH22 5DD

Warners are delighted to present to market this beautifully presented three bedroom semi-detached home located in the popular town of Mayfield, near Dalkeith with excellent local amenities and transport links nearby. This stunning three bedroom family home benefits private gardens and driveway and represents modern, spacious and well-presented accommodation over two floors, ideal for a family or couple looking for more space.

The property comprises three well-proportioned bedrooms, contemporary bathroom with water style shower over bath, dual aspect spacious living / dining room boasting a feature fireplace with gas insert, giving the room a cosy focal point. The well-equipped breakfasting kitchen comes with a good mix of modern white cabinetry along with integrated appliances for modern living. There is ample space for small dining table and French doors give direct access to the rear garden. Ample storage can be found in the welcoming entrance hallway and there is further storage available in the partially floored loft. This superb property located in an excellent, sought-after location will appeal to a range of buyers. Early viewing is recommended!

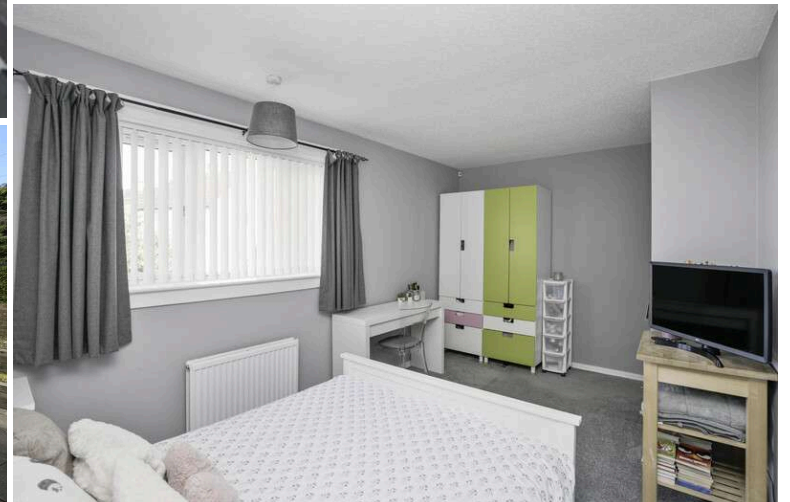
- Spacious semi – detached home with private gardens and driveway
- Welcoming hallway with storage and staircase to upstairs accommodation
- Modern breakfasting kitchen with French doors to rear garden
- Bright dual aspect living / dining room with feature fireplace
- Two double bedrooms
- Further bedroom with integrated storage
- Contemporary bathroom with stylish three piece suite, waterfall shower over bath
- Private front and rear gardens, the rear being mainly laid to lawn with patio area making ideal for al fresco dining and outdoor entertaining
- Excellent storage and partially floored attic
- Private driveway/Off-street parking

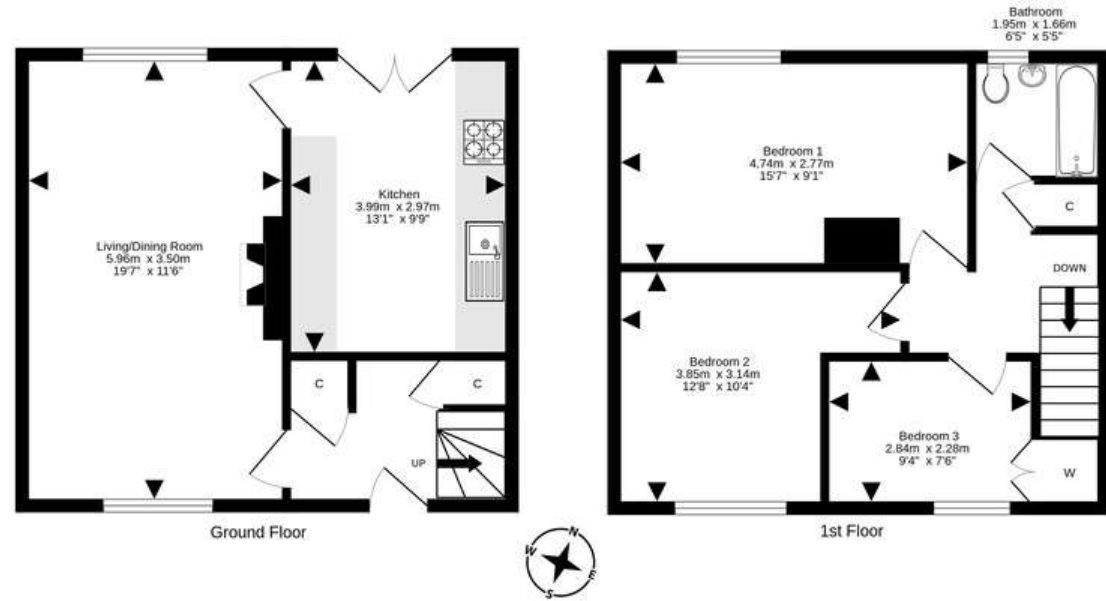
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, washing machine and wardrobes will be included in the sale, while other items of furniture can be available with separate negotiation. EPC Rating C.

The peaceful Midlothian town of Mayfield lies to the south of Dalkeith. The property is well positioned to take advantage of a good range of shopping facilities in the vicinity, mainly small specialist shops serving the local community. Further shopping, banking and postal services can be found at in Dalkeith or Newtongrange, both locations being easily accessible. Neighbouring Newbattle offers a golf course, bowling club and leisure centre. Schooling ranging from nursery through to secondary is within the vicinity. Regular bus services operate to Edinburgh city centre, with the nearby A7 linking to the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks. Newtongrange's railway station is only a short drive away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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