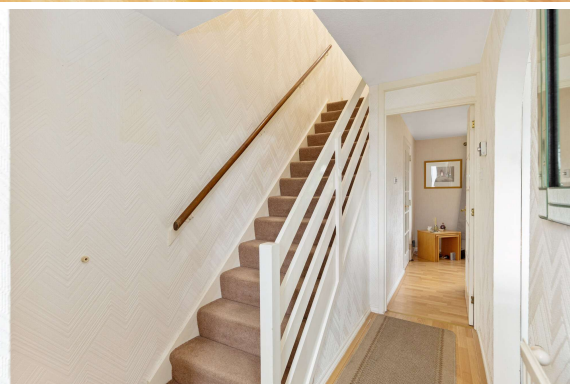




10 Lilac Avenue
MAYFIELD | EH22 5LG


warners
solicitors & estate agents



10 Lilac Avenue

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Warners are delighted to present to market this beautifully presented and well-proportioned, two-bedroom terraced villa, quietly positioned within the popular residential area of Mayfield on the outskirts of Dalkeith. Offering generous living space and bright, airy interiors, this delightful home is ideal for a range of buyers seeking comfort and convenience in a well-connected location.

The accommodation begins with a welcoming entrance hallway leading to a spacious lounge and dining area, an inviting setting for both relaxation and entertaining. To the rear, the stylish fitted kitchen features an excellent range of contemporary base and wall units, complementary worktops, and a convenient breakfast bar for casual dining. A door provides direct access to the enclosed rear garden, perfect for outdoor dining and enjoying the fresh air. Upstairs, there are two well-proportioned double bedrooms, one benefiting from integrated storage, both offering ample space for free-standing furnishings. Completing the accommodation is a modern family bathroom, fitted with a white three-piece suite including a bath with overhead shower, glazed screen, WC, and wash hand basin. Externally, the property enjoys private, low-maintenance gardens to the front and rear. The rear garden is fully enclosed and includes a patio area and a useful garden shed providing excellent external storage. Additional benefits include gas central heating, double glazing, and ample unrestricted on-street parking for residents and visitors. Combining generous proportions, modern comfort, and an excellent location close to local amenities, transport links, and schools, this attractive home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.

Accommodation comprises:

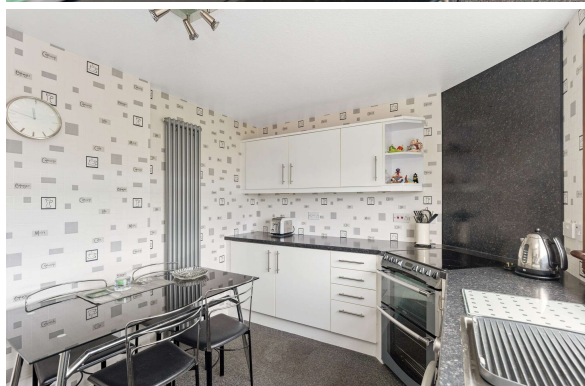
- Accommodation comprises:
- Welcoming entrance hallway
- Bright and spacious lounge/dining room
- Well-equipped fitted breakfasting kitchen with breakfast bar, excellent storage, and direct access to the rear garden
- Two well-proportioned double bedrooms, one with integrated storage
- Modern family bathroom with white three-piece suite and shower over bath
- Private front and rear gardens with shed
- Gas central heating and double glazing throughout
- Ample unrestricted on-street parking for residents and visitors

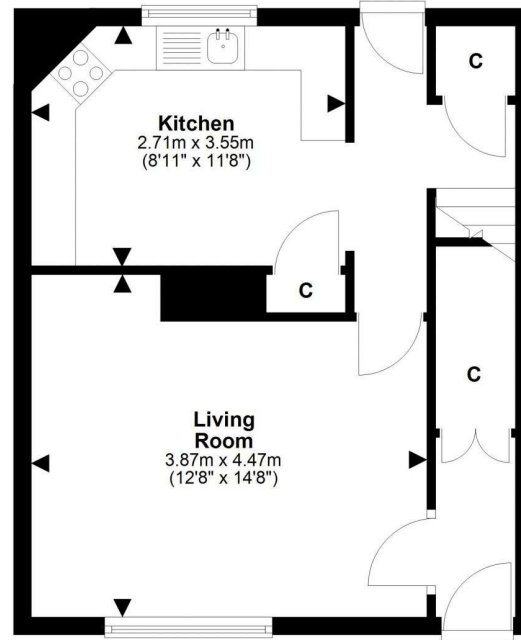
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



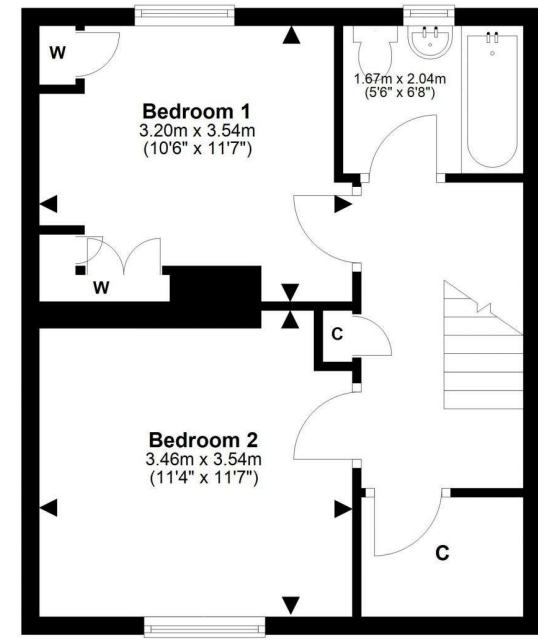
All integrated kitchen appliances will be included in the sale of the property along with all blinds & curtains. EPC: C CT: B

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.





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.