

OFFERS OVER £220,000

8 McKinnon Drive
Mayfield, EH22 5RD

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Solicitors & Estate Agents



- Detached family home with integral garage
- Spacious living/dining room
- Three well-proportioned double bedrooms
- Kitchen with separate breakfast nook providing scope for open-plan redesign
- Private driveway and large garden
- Ideal opportunity for buyers looking to create a bespoke home
- Gas central heating and double glazing
- EPC C

Description

Occupying a generous plot in a popular residential setting, this detached family home offers spacious and flexible accommodation extending to approximately (117 sq m). While the property would now benefit from upgrading and modernisation, it presents an outstanding opportunity for purchasers to create a bespoke family home tailored to their own tastes and requirements.

The ground floor is centred around a substantial dual-aspect living and dining room, providing an excellent space for everyday family life and entertaining. The kitchen is complemented by a separate breakfast nook and offers direct access to the rear garden. A welcoming vestibule and hallway provide access to the integral garage, which offers valuable storage, workshop potential or scope for further development, subject to the necessary consents. On the first floor, there are three well-proportioned bedrooms and a family shower room.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from front and back private gardens, its own private driveway and garage.

Location

Situated just a short distance from the historic town centre of Dalkeith, Mayfield is a well-established residential area that offers a strong sense of community and convenient access to everyday amenities. Located in the heart of Midlothian, the area provides an appealing balance between suburban living and easy connections to nearby towns and the capital.

Residents benefit from a range of local shops, schools, and leisure facilities, with additional services, cafés, and supermarkets available in nearby Dalkeith. The beautiful grounds of Dalkeith Country Park are just a short drive away, offering expansive green space, walking and cycling routes, and family attractions.

For commuters, Mayfield enjoys excellent transport links, with regular bus services connecting the area to Edinburgh and surrounding Midlothian towns. Road connections via the A7 and Edinburgh City Bypass provide straightforward travel across the region.

Combining a welcoming community atmosphere with practical local amenities and easy access to both countryside and city life, Mayfield is a convenient and well-placed location for a wide range of buyers.

Council Tax and EPC

Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £235,000 and a link to the Home Report is available from the ESPC website.

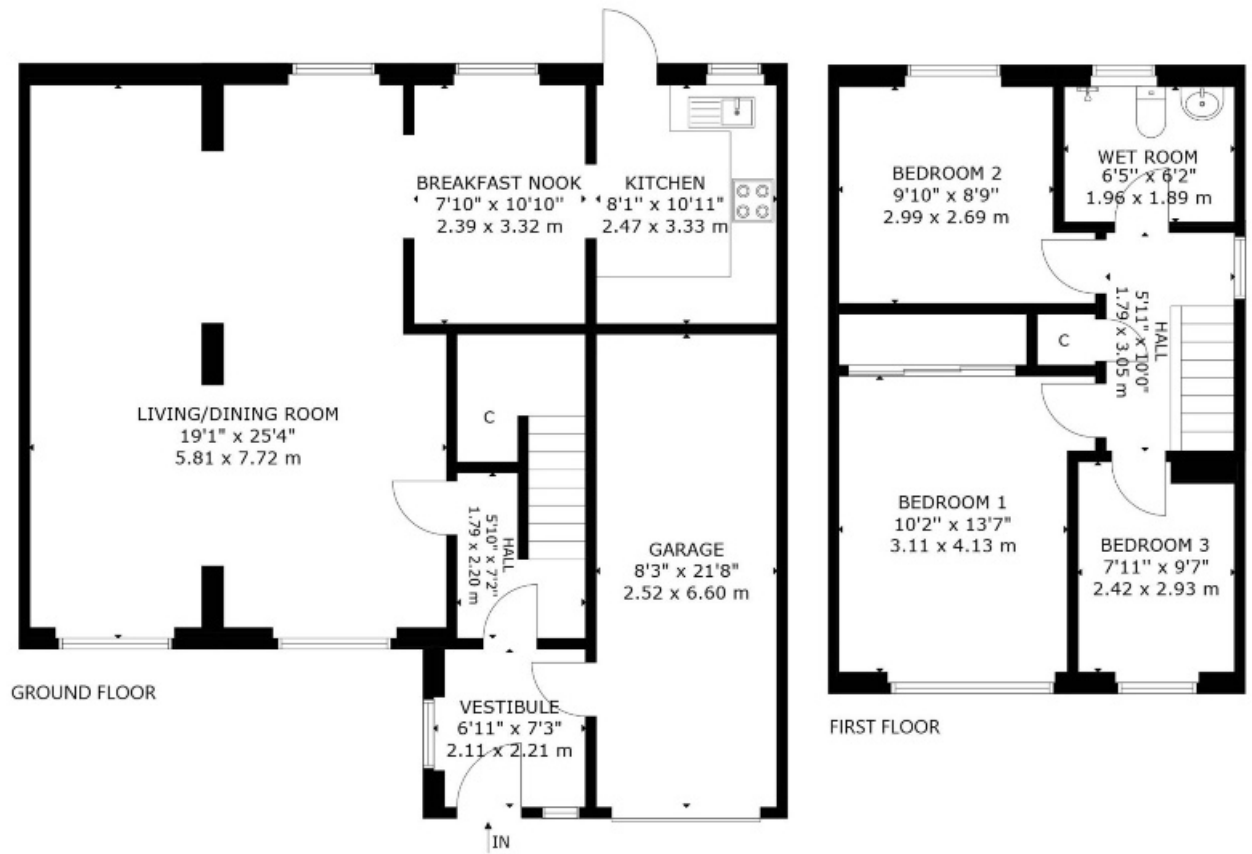
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale.





8 MCKINNON DRIVE, MAYFIELD, DALKEITH, EH22 5RD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,265 SQ FT / 117 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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