

OFFERS OVER £140,000

57 Blackcot Road
Dalkeith, EH22 5SN

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- 2 bed terraced house located in a quiet residential street in Mayfield
- Bright living/dining room
- Separate fitted kitchen
- Conservatory leading to private back garden
- 2 double bedrooms
- Ample storage space
- Gas central heating and double glazing
- EPC C

Description

This two-bedroom terraced home offers an excellent opportunity for buyers looking to put their own stamp on a property in need of Modernising.

The ground floor comprises a spacious living and dining room, providing a versatile area for both relaxing and entertaining. A separate fitted kitchen leads through to a bright conservatory, offering additional living space and views over the rear garden.

Upstairs, the property features two well-proportioned double bedrooms and a shower room, along with ample storage space throughout.

Externally, the home benefits from private garden space to both the front and rear, ideal for outdoor enjoyment.

With plenty of potential throughout, this property presents a fantastic opportunity for first-time buyers, investors or small families.





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. Ample free on-street parking located directly outside the property.

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 B and has a C-rated Energy Performance Certificate.

Home Report

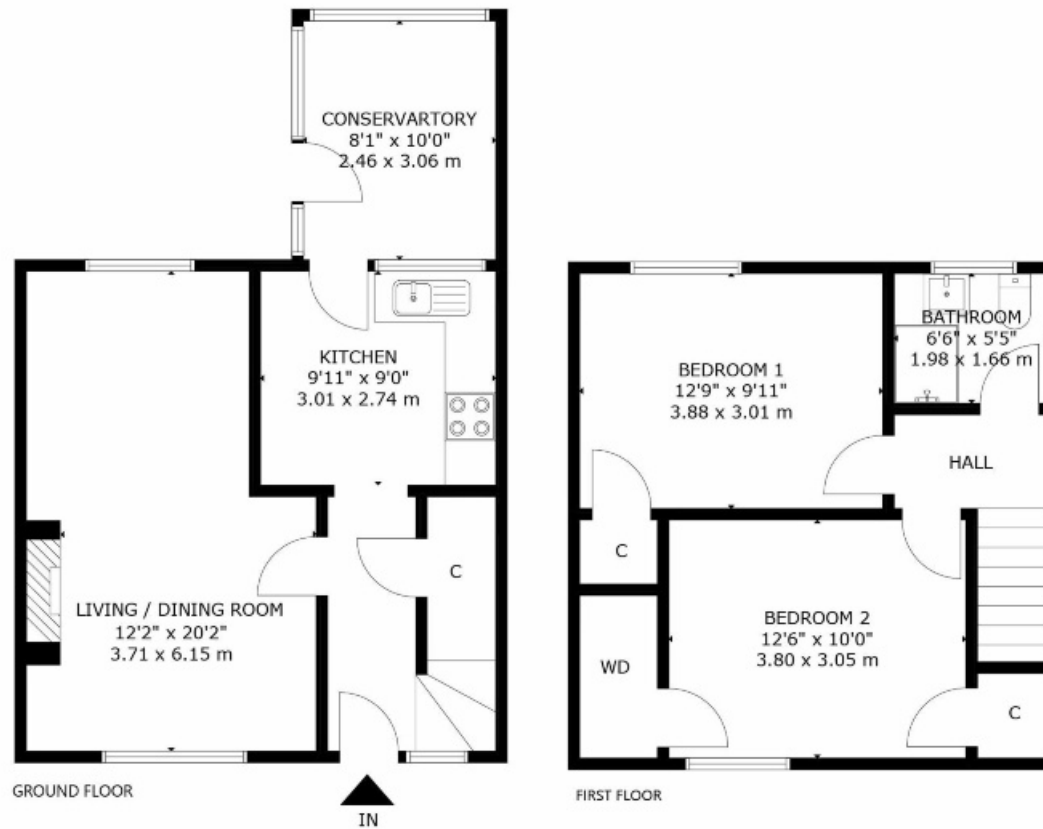
The property has been valued at £145,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

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



57 BLACKCOT ROAD, MAYFIELD, DALKEITH, EH22 5SN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 883 SQ FT / 82 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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