RentLocally PROPERTY SALES

PROPERTY SCHEDULE



EXTERNAL FRONT

FLAT · MAYFIELD, DALKEITH, MIDLOTHIAN

2c, Keir Hardie Drive

Mayfield, Dalkeith, Midlothian EH22 5QX

OFFERS OVER

£110,000

RentLocally are delighted to present this spacious two-bedroom top-floor flat, ideally situated in the popular town of Mayfield, on the outskirts of Edinburgh.

2	1	1
BEDROOMS	BATHROOMS	RECEPTION

ABOUT THE HOME

RentLocally are delighted to present this spacious two-bedroom top-floor flat, ideally situated in the popular town of Mayfield, on the outskirts of Edinburgh.

KEY FEATURES

- Excellent Location
- Well Maintained shared garden
- Off - Street Parking
- Two Double Bedrooms
- Excellent Storage Cupboards throughout
- Walk in Wardrobes/Storage Space

RentLocally are delighted to present this spacious two-bedroom top-floor flat, ideally situated within the popular town of Mayfield, on the outskirts of Edinburgh.

The property offers generous accommodation throughout, with a practical layout and excellent storage options. The welcoming hallway provides access to all rooms and leads to the well-proportioned accommodation.

Requiring a degree of modernisation throughout, the property presents an excellent opportunity for a first-time buyer or investor to put their own stamp on the property and create a home to their own taste.

The spacious living room provides plenty of room for comfortable seating, along with a dining table and chairs, creating a versatile space for relaxing and entertaining. The separate kitchen is also generously sized and benefits from a good amount of worktop and cupboard space.

Both bedrooms are well-proportioned double bedrooms, providing ample space for bedroom furniture and storage. Both also benefit from fitted walk-in cupboards, providing useful additional storage or wardrobe space. The family bathroom is fitted with a three-piece suite and benefits from a shower over the bath.

The property also benefits from a floored loft, providing valuable additional storage space and further versatility.

Further benefits include gas central heating, off-street parking and access to a well-maintained shared communal garden.

The property is well located within Mayfield, with a range of local amenities close by, while regular bus services provide convenient transport links to Edinburgh and the surrounding areas. The Edinburgh City Bypass is also within easy reach, providing convenient access for commuters travelling into the city and further afield.

IN PICTURES



KITCHEN



LIVING ROOM



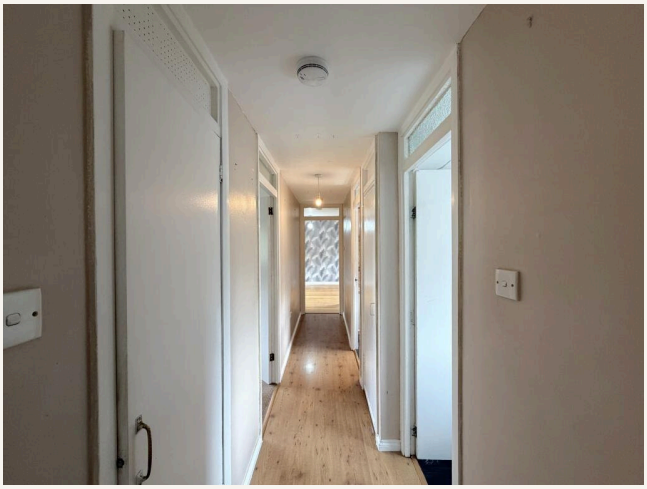
BATHROOM



LIVING ROOM



LIVING ROOM



HALLWAY



KITCHEN



KITCHEN



BEDROOM 2



BEDROOM 2



BEDROOM 2 WALK IN CUPBOARD



BEDROOM 2 WALK IN CUPBOARD



BEDROOM 1



BEDROOM 1



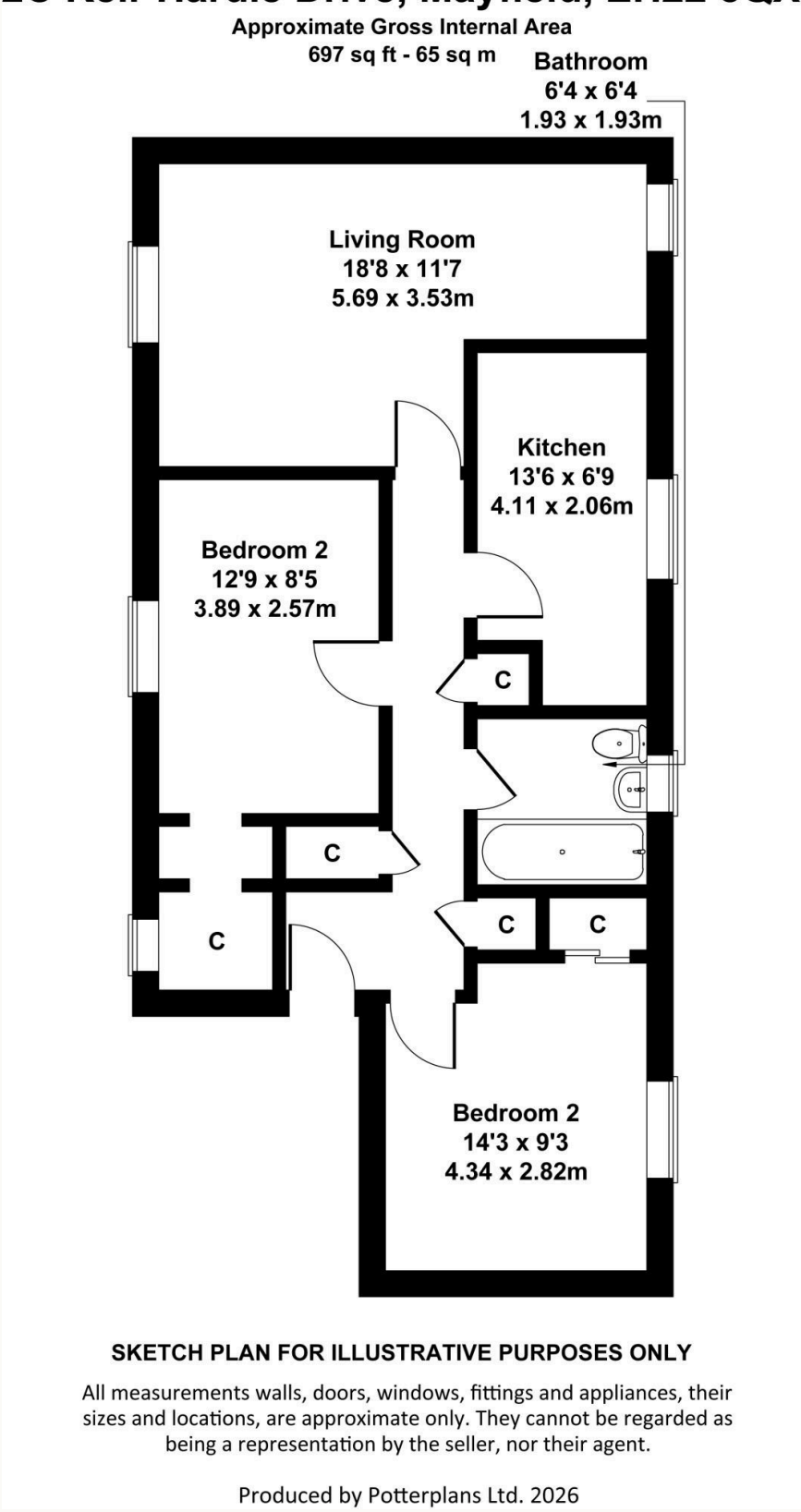
BATHROOM



HALLWAY

LAYOUT

2C Keir Hardie Drive Floor Plan



Floorplan for identification and layout guidance only; not to scale unless stated. Measurements are approximate and have not been verified.

MATERIAL INFORMATION

The details buyers ask about

As recorded for this listing. Items marked “Not confirmed” have not been provided and should be checked before offering.

THE HOME

Property type	Flat
Bedrooms	2
Bathrooms	1
Reception rooms	1
Entrance level	2nd Floor
Floors in building	2
Condition (as recorded)	Some work needed
Year built	1971

OUTSIDE & ACCESS

Parking	Off Street
Outside space	Communal Garden
Accessibility features	*Not confirmed*

SERVICES

Heating	*Not confirmed*
Electricity	*Not confirmed*
Water	*Not confirmed*
Sewerage	*Not confirmed*
Broadband	*Not confirmed*

TENURE & COSTS

Tenure	Freehold
Council tax	Band B
Council tax exempt	No
Annual service charge	*Not confirmed*
Annual ground rent	*Not confirmed*
Shared ownership	No
New home	No
For sale by auction	No

RIGHTS, RESTRICTIONS & FLOOD RISK

Restrictions	[Disclosure v1: No]
Rights of way	[Disclosure v1: No]
Required access	[Disclosure v1: No]
Flooded in last five years	No
Sources of flooding	*Not confirmed*
Flood defences	*Not confirmed*

Rent Locally | PROPERTY SALES

ARRANGE A VIEWING

2c, Keir Hardie Drive

Offers over £110,000

TELEPHONE
0131 445 9900

EMAIL
enquiries@rentlocally.co.uk

ONLINE
rentlocally.co.uk

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