





Welcome

Welcome to 76 Stone Place - an excellent two-bedroom terraced home offered in a quiet location in the popular Mayfield area of Dalkeith, Midlothian. Conveniently located, this spacious property is within walking distance of all local schooling and amenities making it the ideal choice for first time buyers, professional couples, and those with a young family. Presented in walk-in condition, this property benefits from double glazing, and gas central heating, with well-kept private garden grounds to the front and rear featuring a summerhouse/office with light and power. Viewing is by appointment only and should be made at your earliest convenience.

- Entrance hall with under stair storage
- Spacious living and dining room with front and rear facing windows, electric fire with fire surround, part open plan to kitchen area
- Fitted kitchen with a range of base and wall units, gas hob, extractor, oven, and a range of white goods
- Upper hallway with loft access
- Main bedroom with front facing window, built-in walk-in wardrobe, and storage
- Bedroom two with rear facing window
- Family bathroom with three-piece white suite, double ended bath with mid mount taps, overhead raindrop shower and shower attachment, shower screen, wc and sink with combined vanity unit, and a heated towel radiator
- Gas central heating and double glazing
- Front and rear gardens with summerhouse/office with light and power





Mayfield

Mayfield is a well-established residential neighbourhood located in Dalkeith, offering a blend of convenience and community spirit. The area is renowned for its proximity to local amenities, including shops, schools, and recreational facilities, making it highly desirable for families and professionals alike. Excellent transport links provide swift access to Edinburgh and surrounding towns, while nearby green spaces and parks contribute to a pleasant living environment.

Residents of Mayfield benefit from a welcoming community atmosphere, with a range of leisure and sporting activities close at hand. The neighbourhood combines practical urban living with the charm of Midlothian's countryside, ensuring a balanced lifestyle for its inhabitants.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and integrated appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other items including white goods may be available by negotiation.



Get in touch

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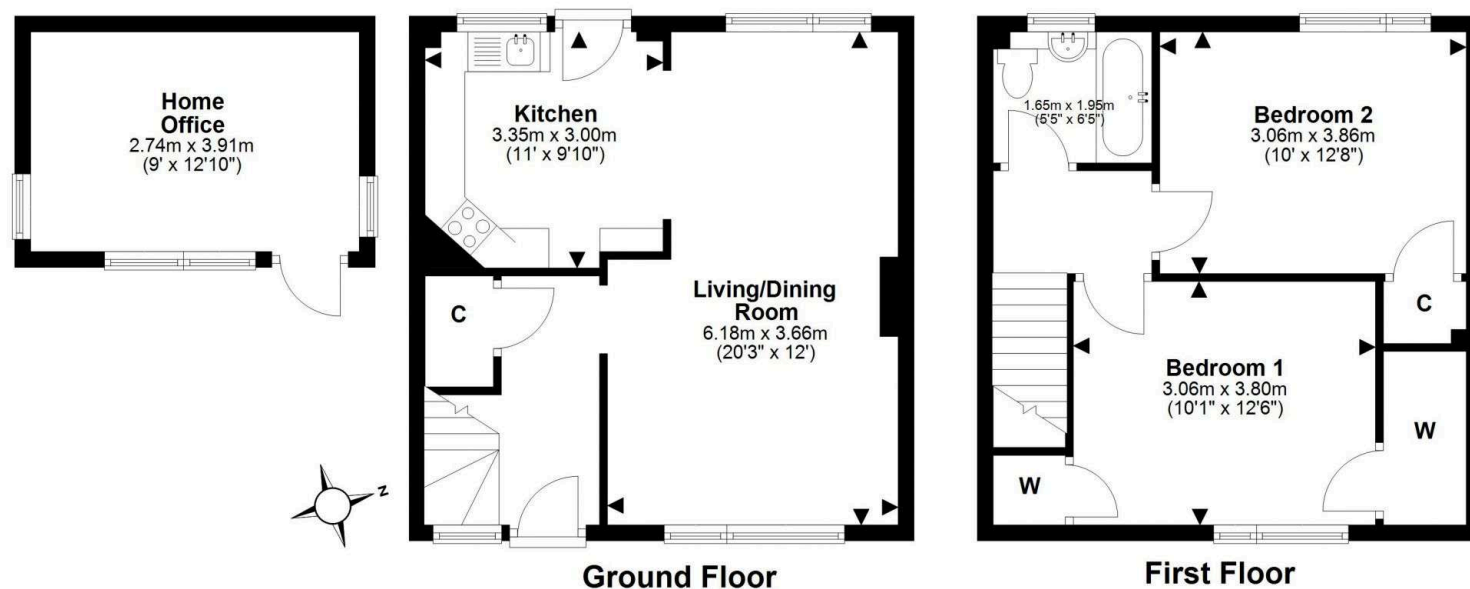
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.