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Offers Over

**£125,000**

## 5E Dougall Place

Dalkeith | Midlothian | EH22 5PT

This rarely available, spacious and bright third floor duplex flat providing lovely open views situated within a residential area popular with families. The property is situated within a quiet street, close to excellent local amenities, transport links and schooling. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  On-street parking
-  EPC Rating – E
-  Council Tax Band - B



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, stylish fitted kitchen with breakfast bar, generously proportioned and bright lounge/dining room with lovely open views across the city, light and airy principal bedroom with built-in storage, second well proportioned double bedroom with built-in storage and attractive bathroom with white three-piece suite and shower over bath. Further benefits include double glazing and electric heating.



## Extras

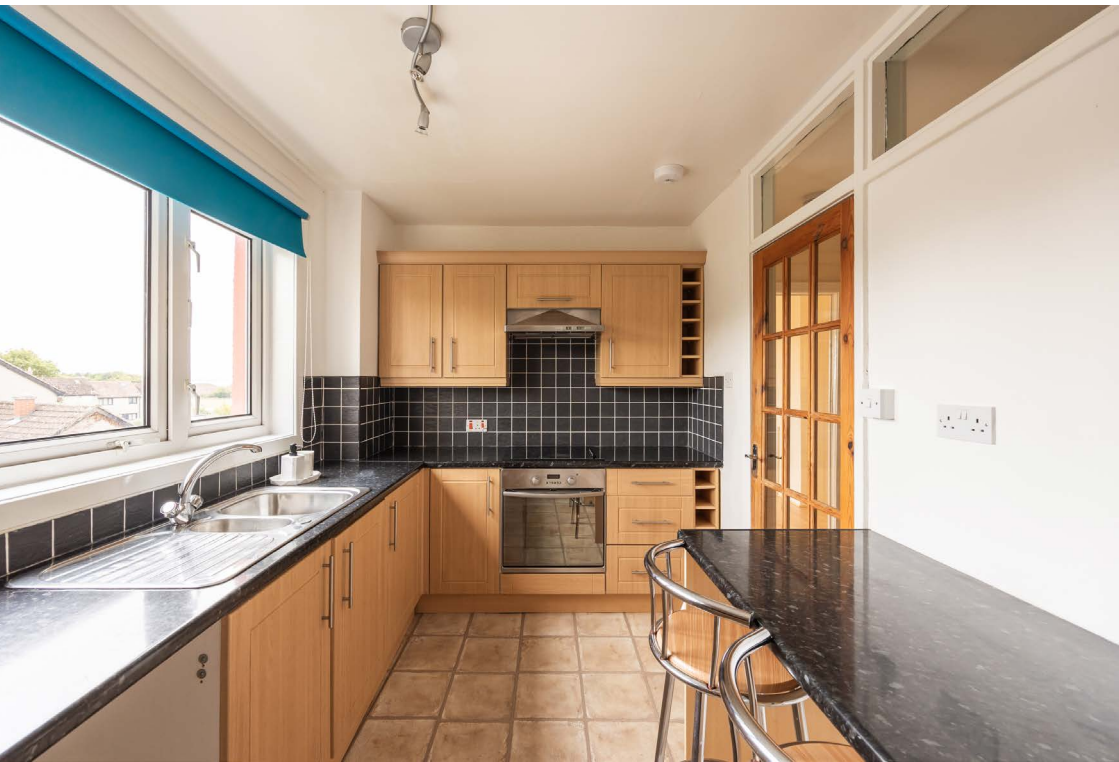
All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob.

## Gardens and Parking

The property is surrounded by well maintained communal gardens and on-street parking is available. There is an external private storage cupboard located within the communal stairwell.

## Viewing

By appointment with Neilsons on 0131 625 2222.







## Location

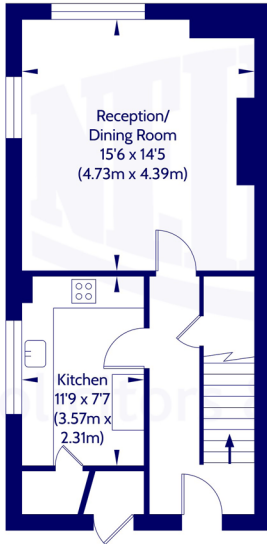
Mayfield lies on the outskirts of Dalkeith approximately eight miles from Edinburgh's City Centre. A good selection of local shops and services are available and serve everyday needs with further shopping available at Retail parks at Straiton and Fort Kinnaird both within an easy commute. Bus services operate to surrounding villages and links Edinburgh's City Centre with the City of Edinburgh Bypass on hand linking the main Scottish motorway network. For recreational facilities, the local Leisure Centre provides leisure facilities. Mayfield has its own Nursery School, Primary Schools and for Secondary education there is Newbattle High School locally. Dalkeith itself is a short car journey away and here a greater range of amenities can be found.





Approx. Gross Internal Floor Area 79.14 Sq M / 852 Sq Ft.

Fourth Floor



Fifth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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