










Offers Over

£260,000

7 Attlee Crescent

Mayfield | Midlothian | EH22 5RH

Stunning three-bedroom extended semi-detached villa quietly tucked away within a popular pocket of Mayfield, close to Dalkieth. Boasting fantastic views towards Edinburgh and the Pentland Hills, whilst positioned close to superb amenities, schooling, and convenient transport links, the property is ideally suited to growing families.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private garden
-  Garage & driveway
-  EPC Band – C
-  Council Tax Band - D



Description

The accommodation begins with an entrance vestibule leading into a welcoming hallway. The lounge is bright and spacious, benefitting from a handy understairs storage cupboard and offering the first glimpse of the fantastic views. The modern, well-appointed kitchen is fitted with a range of integrated and freestanding white goods, complemented by partial panelling in splash areas for easy upkeep, along with under-unit and kickboard lighting. A versatile dining/family room sits to the rear, featuring French doors leading directly to the garden and offering flexible use to suit modern family living.

Upstairs, the landing provides access to a partially floored attic via a Ramsay ladder. The principal bedroom is a comfortable front-facing double, enjoying stunning views across Edinburgh including Edinburgh Castle, and offering ample space for furniture. It further benefits from a stylish en suite, newly completed in April 2026, featuring a rainfall shower, heated towel rail, LED mirror, and partial tiling. Bedroom two is another comfortable front-facing double, benefitting from integrated mirrored wardrobes and further impressive views. Bedroom three is a single room with a quiet leafy rear outlook, currently utilised as a dressing room, offering flexible use. The main bathroom was upgraded in 2024 and is smartly presented with partial tiling, shower over bath, heated towel rail, and underfloor heating.

Further benefits include gas central heating, double glazing, and a security intruder alarm.



Gardens & Parking

Externally, the property enjoys a large split-level rear garden featuring a slabbed patio, circular patio area, generous lawn, side access gate, and outdoor tap. The garden is not overlooked, creating an excellent degree of privacy. A triple driveway and single garage provide superb off-street parking and storage.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

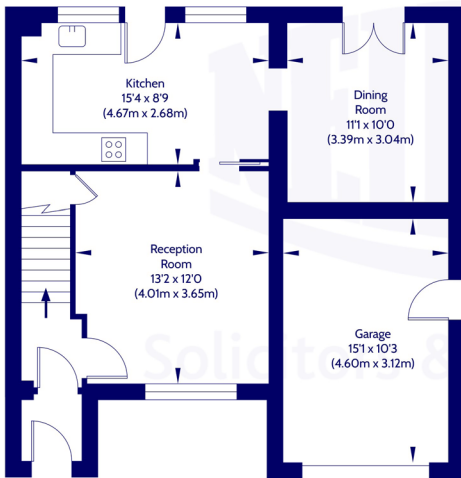
Mayfield lies on the outskirts of Dalkeith approximately eight miles from Edinburgh's City Centre. A good selection of local shops and services are available and serve everyday needs with further shopping available at Retail parks at Straiton and Fort Kinnaird both within an easy commute. Bus services 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.



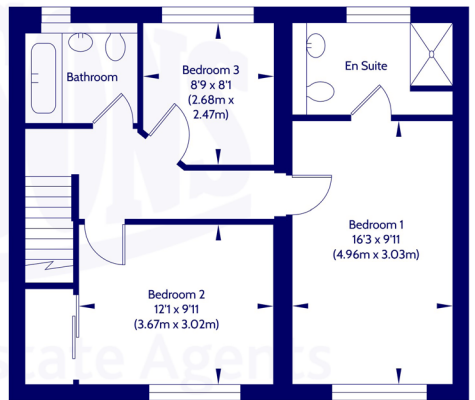


Approx. Gross Internal Floor Area 102 Sq M / 1094 Sq Ft.

Ground Floor



1st 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.



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