



42 Kippielaw Park, Mayfield, Midlothian, EH22 5AJ



Welcome

Welcome to 42 Kippielaw Park, a bright and spacious, three-bedroom end terraced house, situated in a popular residential location close to all amenities, including schooling in Mayfield, Dalkeith. The property is presented in excellent condition having been well maintained throughout the years by its long-term owners and benefits from double glazing, gas central heating, and external thermal cladding and render, with private garden grounds to the front, and rear, with side access, providing the ideal space for outside entertaining. Viewing should be conducted at your earliest convenience as this property offers superb flexible family accommodation over two levels and offers excellent value in today's market.

- Entrance hallway with store cupboard, under stair storage, and stairs to the upper level
- Living and dining room with dual aspect windows to the front and rear, electric fire, and fireplace
- Fully fitted breakfasting kitchen with a range of base, wall, and larder units, breakfast bar, gas hob, glass splashback, extractor, oven, fridge, freezer, and washing machine
- Upper hallway with airing cupboard and loft access
- Family bathroom with three-piece white suite, bath with shower attachment, wc, and sink
- Three good sized bedrooms, one having an over stair store cupboard
- Double glazing, gas central heating, and external thermal cladding and render
- Private garden grounds to the front and rear, with side access





Mayfield

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and the remaining white goods. All movable items, fitted appliances, and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

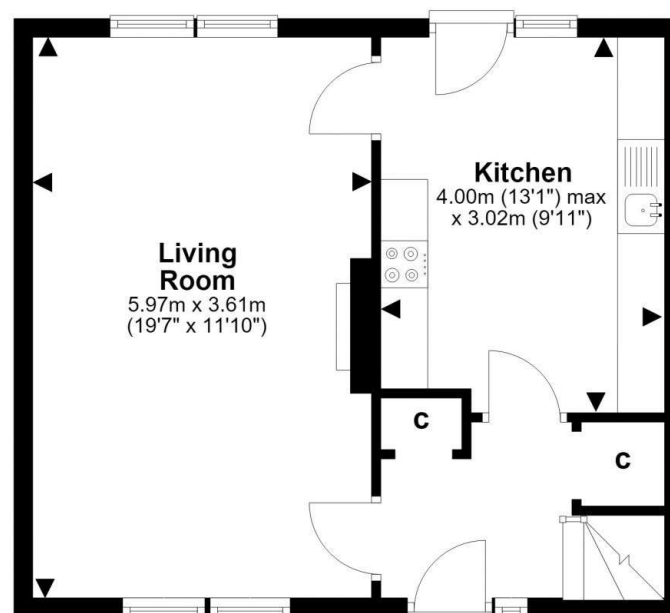
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

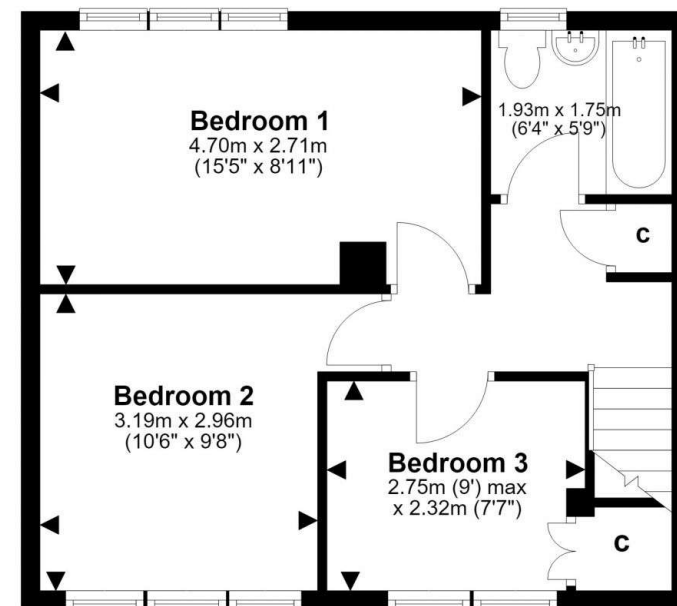
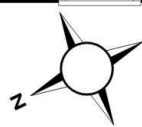


CHARTERED FIRM

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.



Ground Floor



First Floor

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.