

OFFERS OVER £185,000

9 Higginson Loan  
Mayfield, EH22 5RE

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Solicitors & Estate Agents



- 2 Bed semi detached house located in a quiet residential street in Mayfield
- Bright and welcoming living room
- Separate fitted kitchen with direct access to garden
- Two double bedrooms
- Family bathroom
- Private driveway
- Gas central heating and double glazing
- EPC C

### Description

This well-presented two-bedroom semi-detached home offers spacious and practical accommodation throughout. The property features a separate living room and a modern kitchen with direct access to the private rear garden, creating an ideal space for both relaxing and entertaining.

Upstairs comprises two double bedrooms and a family bathroom. Externally, the home benefits from a private driveway providing off-street parking, along with an enclosed rear garden.

Perfectly suited to first-time buyers, small families, or investors alike, this charming home combines comfort, convenience, and excellent outdoor space.





### Central Heating and Double Glazing

There are double-glazed windows throughout and gas central heating.

### Garden and Parking

The property benefits from front and back private gardens and its own private driveway.

### Location

Situated just a short distance from the historic town centre of Dalkeith, Mayfield is a well-established residential area that offers a strong sense of community and convenient access to everyday amenities. Located in the heart of Midlothian, the area provides an appealing balance between suburban living and easy connections to nearby towns and the capital.

Residents benefit from a range of local shops, schools, and leisure facilities, with additional services, cafés, and supermarkets available in nearby Dalkeith. The beautiful grounds of Dalkeith Country Park are just a short drive away, offering expansive green space, walking and cycling routes, and family attractions. For commuters, Mayfield enjoys excellent transport links, with regular bus services connecting the area to Edinburgh and surrounding Midlothian towns. Road connections via the A7 and Edinburgh City Bypass provide straightforward travel across the region. Combining a welcoming community atmosphere with practical local amenities and easy access to both countryside and city life, Mayfield is a convenient and well-placed location for a wide range of buyers.

### Council Tax and EPC

Council Tax band C and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at £190,000 and a link to the Home Report is available from the ESPC website.

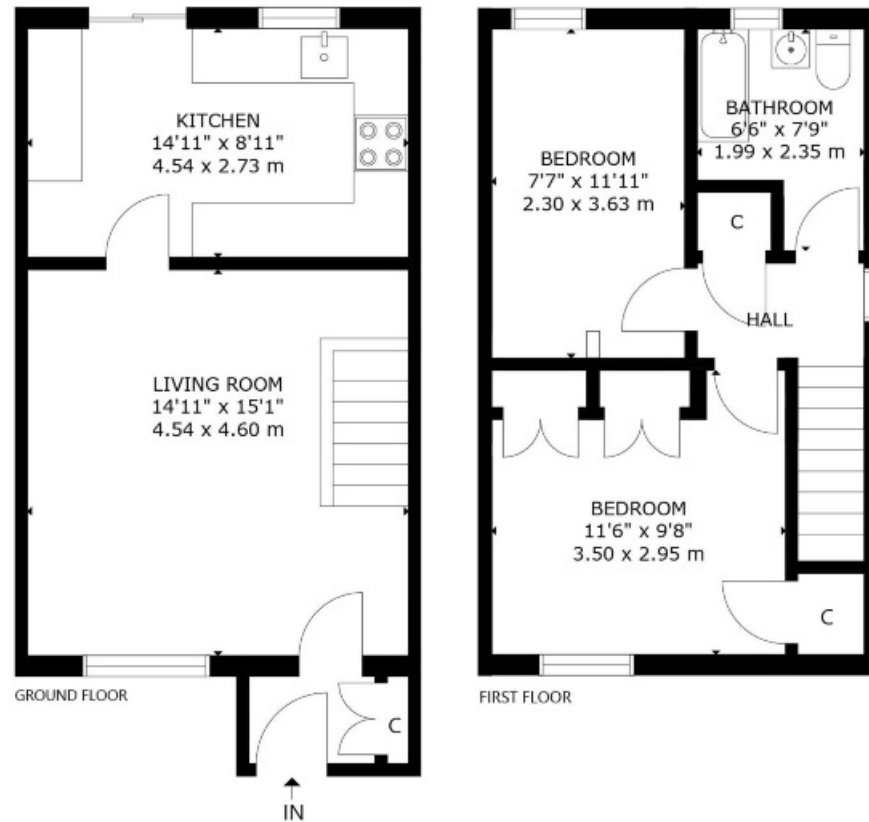
### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale.





9 HIGGINSON LOAN, MAYFIELD, DALKEITH, EH22 5RE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 739 SQ FT / 68 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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