



Offers Over  
**£245,000**

## 18 McKinnon Drive

Mayfield | Midlothian | EH22 5RD

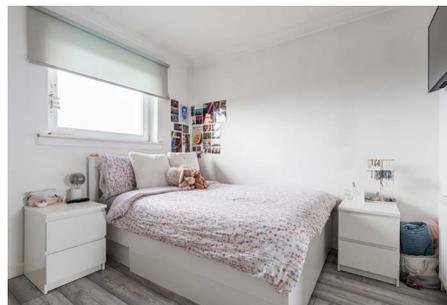
This immaculate and beautifully presented semi-detached villa with fantastic private gardens, driveway and stunning views, is pleasantly positioned within an established modern development, close to local amenities and commuting links. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band - D



## Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright lounge with understairs storage, contemporary fitted kitchen/dining with breakfast bar and integrated appliances, light and airy conservatory offering stunning open views and door providing access to the rear garden, well proportioned principal bedroom with mirrored fitted wardrobes, two further good sized bedrooms both with built-in storage and modern fully tiled bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to the basement externally for additional storage.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Driveway

To the front of the property lies a spacious driveway providing off-street parking. A gate then provides access to the fully enclosed private garden which is well maintained and offers lovely seating areas providing a high degree of privacy and beautiful skyline views.

## 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 and Primary Schools. Dalkeith itself is a short car journey away and here a greater range of amenities to be found.



Approx. Gross Internal Floor Area 80 Sq M / 859 Sq Ft.



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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