

6 Steele Avenue

MAYFIELD, DALKEITH, EH22 5LR



Immaculately presented two-bedroom home with stunning Pentland views, a cosy wood-burning stove, flexible living space, and private gardens



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McEwan Fraser Legal is delighted to present this immaculately presented two-bedroom mid-terraced villa, set within a popular and well-established residential development. The property offers bright, well-proportioned accommodation and is complemented by low-maintenance gardens to the front and rear, and a double driveway.

THE LIVING ROOM



To the front, the living room is particularly bright and spacious, with a large picture window overlooking the split-level garden. A wood-burning stove creates an attractive focal point and adds a warm, homely feel.

THE KITCHEN



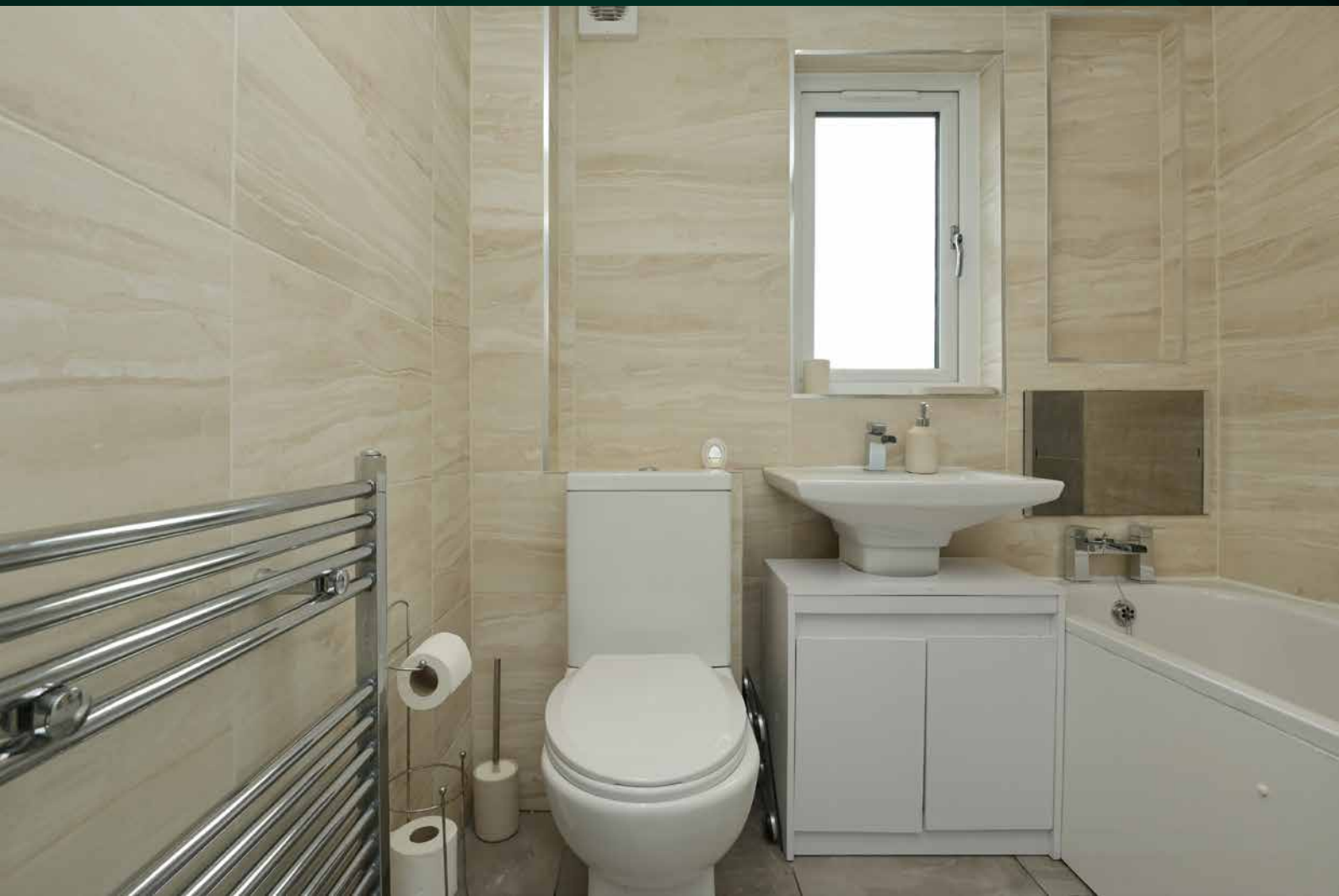
The kitchen is well-appointed with a range of contemporary units, offering excellent storage and ample work surface space. Integrated appliances include a gas hob, electric oven, and extractor hood.



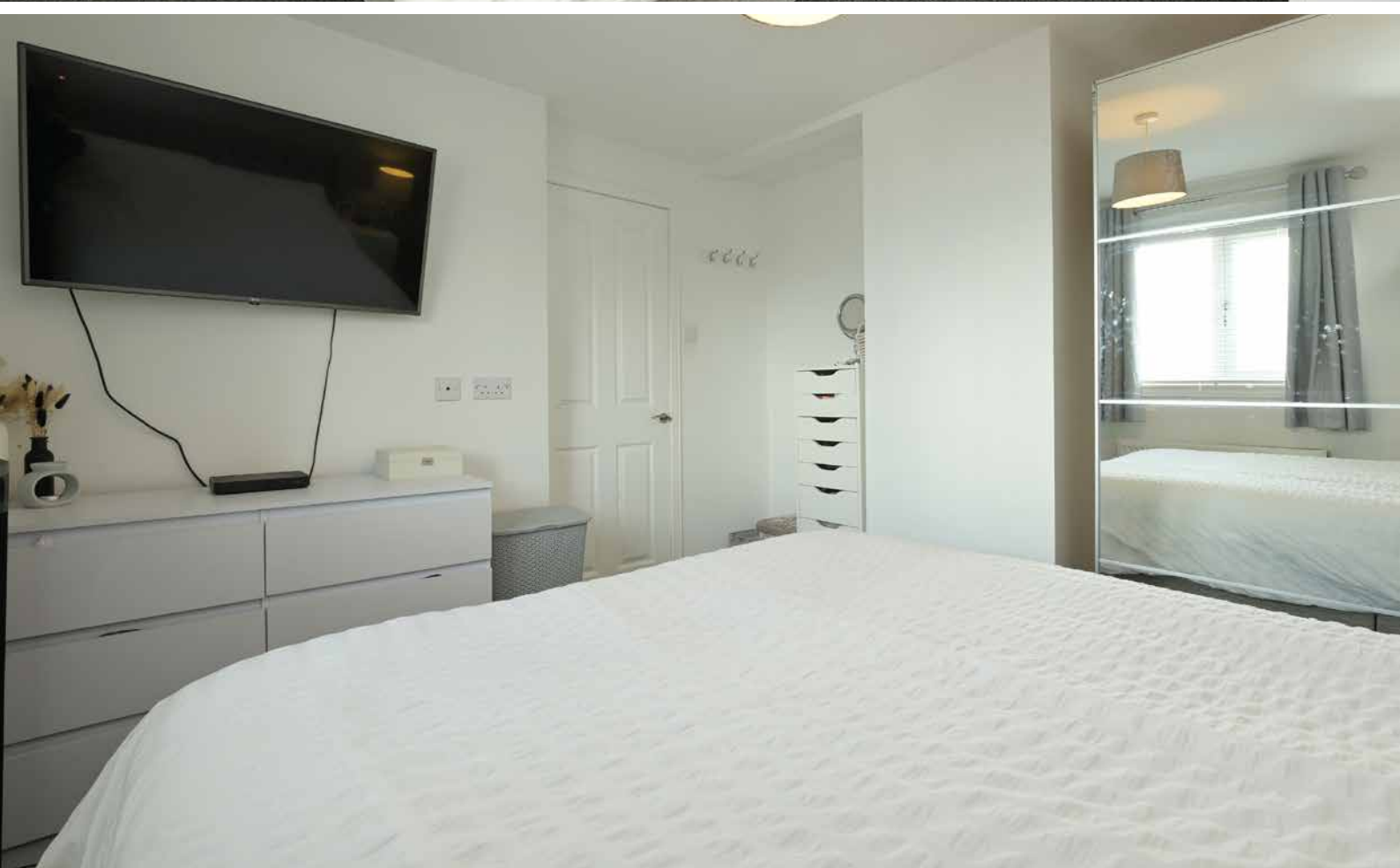


Upstairs, there are two generous double bedrooms. The principal bedroom enjoys superb open views towards the Pentland Hills and Arthur's Seat. A particularly large box room is currently utilised as a home office and offers excellent flexibility. The accommodation is completed by a stylish three-piece bathroom with an over-bath shower and glass screen.

THE BATHROOM



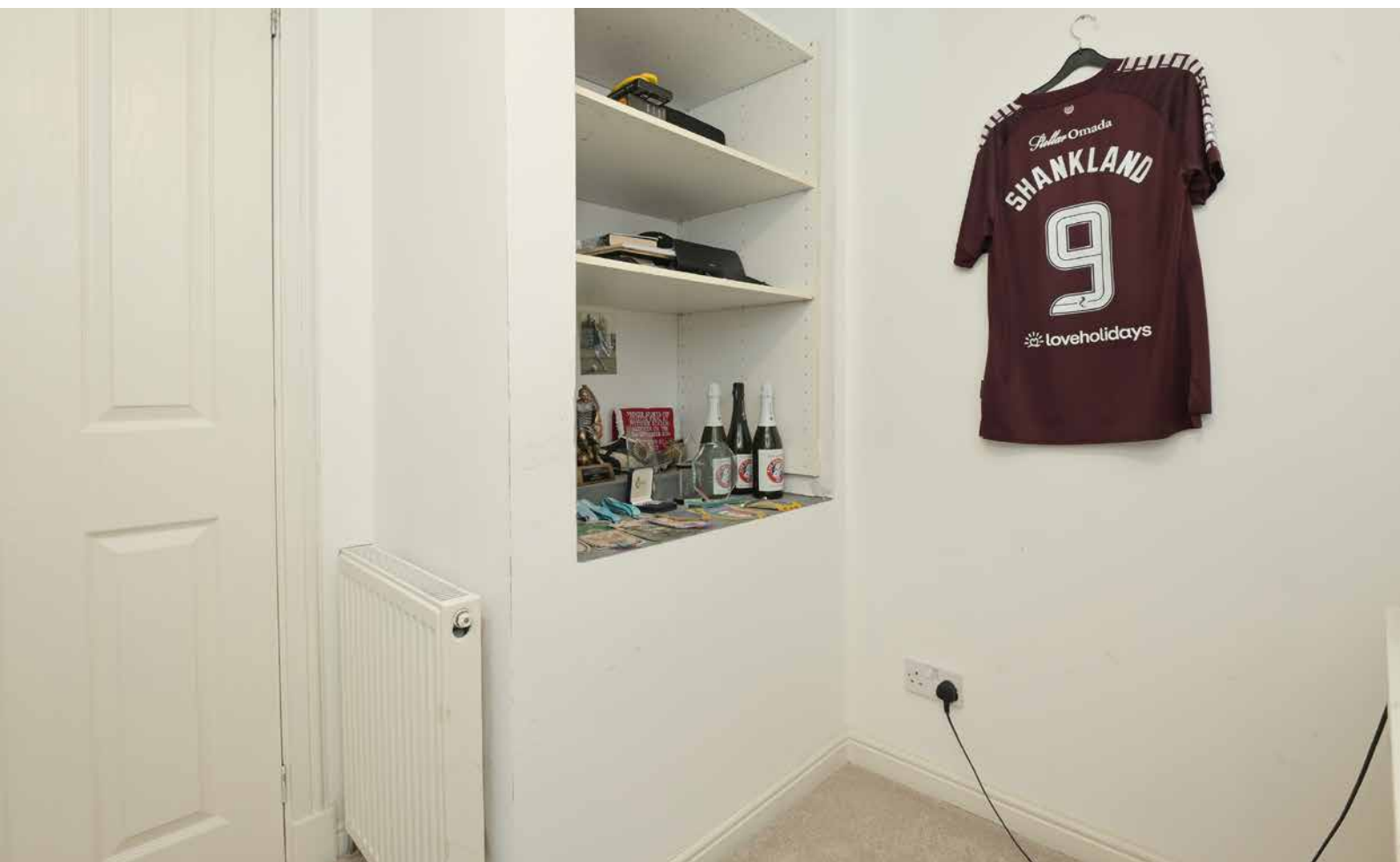
BEDROOM 1



BEDROOM 2



THE BOX ROOM



Further benefits include gas central heating, double glazing, and attic storage.

This is a fantastic opportunity to acquire a well-maintained home in a popular location, ideally suited to first-time buyers, young families, or those looking to downsize.

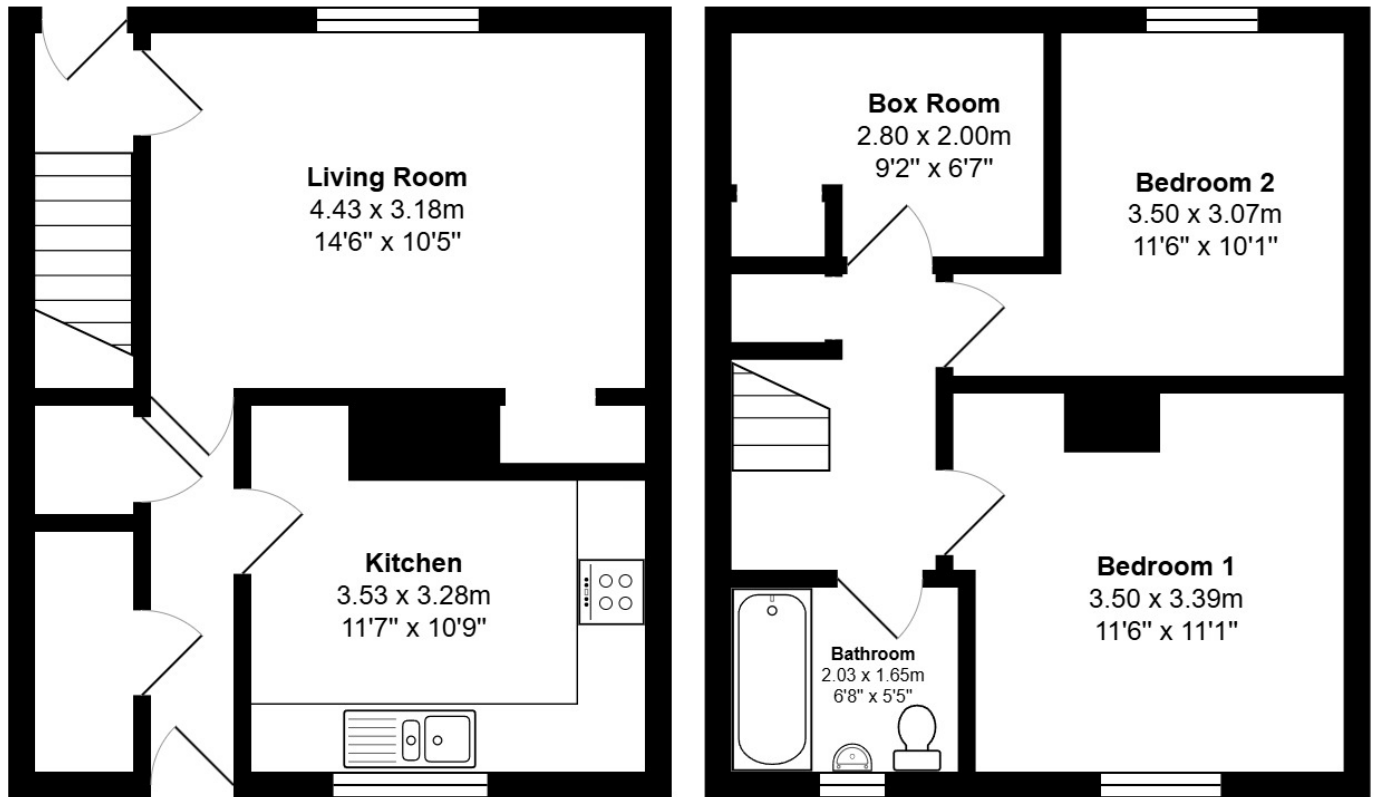
EXTERNALS



VIEWS

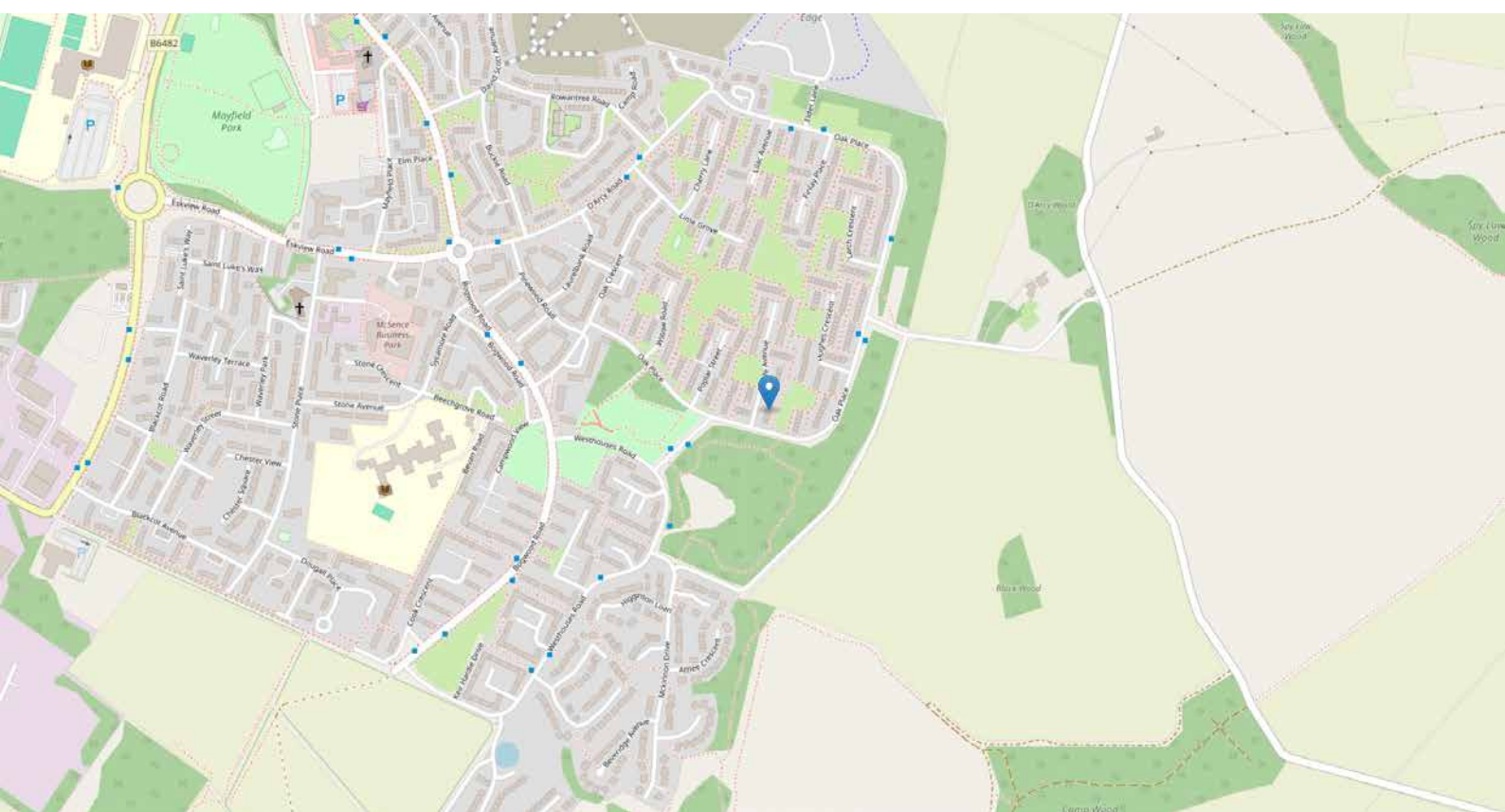


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C



THE LOCATION

Steele Avenue is a popular residential address within the well-established Mayfield area of Dalkeith, offering an excellent balance of suburban tranquillity and convenient access to Edinburgh and the wider Lothians. The street itself enjoys a peaceful setting, ideal for families and commuters alike, while still being close to a wide range of everyday amenities. Mayfield and neighbouring Dalkeith provide a good selection of local shops, supermarkets, cafés, and services, with larger retail options available a short drive away at Straiton Retail Park. Dalkeith town centre also offers further amenities, including leisure facilities, restaurants, and well-regarded local schooling at both primary and secondary levels.





For outdoor enthusiasts, the area is particularly well served. Dalkeith Country Park is nearby and offers expansive green space, walking and cycling routes, and a range of leisure attractions. There are also several golf courses and recreational facilities in the surrounding area, making it an excellent location for those who enjoy an active lifestyle.

Transport links from Steele Avenue are strong. Regular bus services provide easy access into Edinburgh city centre and surrounding areas, while the nearby Edinburgh City Bypass offers quick connections to the A1, central Scotland motorway network, and Edinburgh Airport. Shawfair Park & Ride and the train station are also within easy reach, providing an alternative commuting option.

Overall, Steele Avenue represents an appealing location for buyers seeking a well-connected yet peaceful residential setting with excellent local amenities and access to open green space.



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