










Offers Over
£195,000

14 Beveridge Avenue

Mayfield | Midlothian | EH22 5TR

This beautifully presented semi-detached villa with private gardens and driveway, is quietly situated within an established modern development, close to local amenities and commuting links. The property is presented to the market in true move-in condition and would ideally suit the young professionals or young families. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - D



Description

In brief the immaculate accommodation comprises; welcoming entrance hallway, bright and spacious reception room, modern fitted kitchen/dining room with door providing direct access to the rear garden, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom with fitted wardrobes and stunning bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



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 long driveway providing useful off-street parking. There is a well maintained private garden to the front, together with a generous sized private garden to the rear which is fully enclosed.

Viewing

By appointment through Neilsons 0131 625 2222.





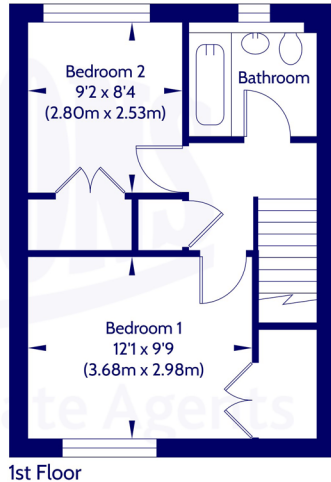
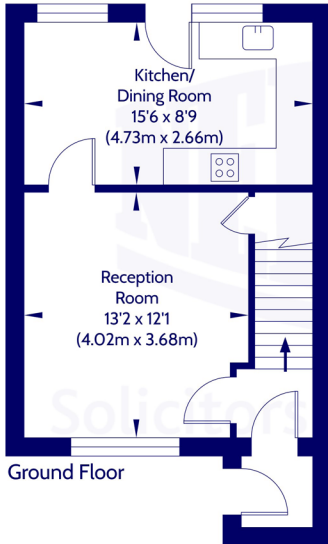
Location

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 66 Sq M / 713 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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