



21 Kippielaw Park, Mayfield, EH22 5AL

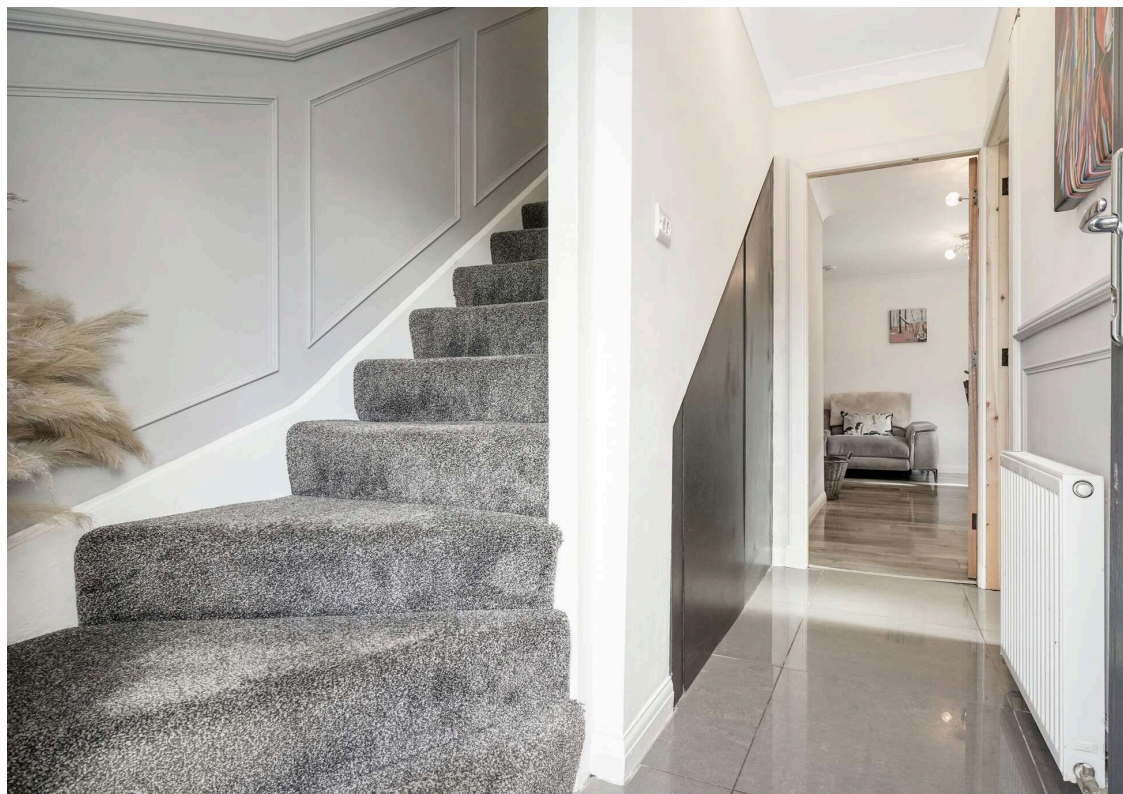


Welcome

Welcome to 21 Kippielaw Park - an exceptional, rarely available four bedroom end terrace home situated in the popular Mayfield area of Dalkeith, Midlothian. Conveniently located within walking distance of local schooling and amenities, this spacious property is the ideal choice for first time buyers, professional couples, and those with a young or growing family. Presented in walk-in condition, the property has been upgraded and improved throughout and benefits from well-maintained private gardens to the front, side and rear, a large shed with light and power, and a driveway providing off-street parking for three cars. The home is also highly energy efficient, benefiting from solar panels, external thermal cladding and render, double glazing, and gas central heating.

- Superb residential location close to local amenities
- Side main door entrance
- Welcoming hallway with under stair storage
- Newly fitted ground floor bathroom with raindrop shower and attachment over the bath, shower screen, WC, vanity sink unit, and heated towel radiator
- Spacious living and dining room with front-facing window and French doors leading to the rear garden
- Gorgeous newly fitted kitchen with a range of base and wall units, solid wood worktops, Belfast sink and gas range cooker
- Upper hallway
- Loft with Fakro wooden ladder access, mostly floored and fitted with lighting
- Main bedroom with front-facing window and built-in wardrobes
- Three further bedrooms, all with built-in storage
- Solar panels, external thermal cladding and render, gas central heating, and double glazing
- Well-maintained private front, side, and rear gardens, including a large shed with light and power
- Driveway providing off-street parking for three cars







Mayfield

Mayfield is a well-established residential neighbourhood located in Dalkeith, offering a blend of convenience and community spirit. The area is renowned for its proximity to local amenities, including shops, schools, and recreational facilities, making it highly desirable for families and professionals alike. Excellent transport links provide swift access to Edinburgh and surrounding towns, while nearby green spaces and parks contribute to a pleasant living environment.

Residents of Mayfield benefit from a welcoming community atmosphere, with a range of leisure and sporting activities nearby. The neighbourhood combines practical urban living with the charm of Midlothian's countryside, ensuring a balanced lifestyle for its community.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other items including white goods may be available by negotiation.



Get in touch

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Property Hub:

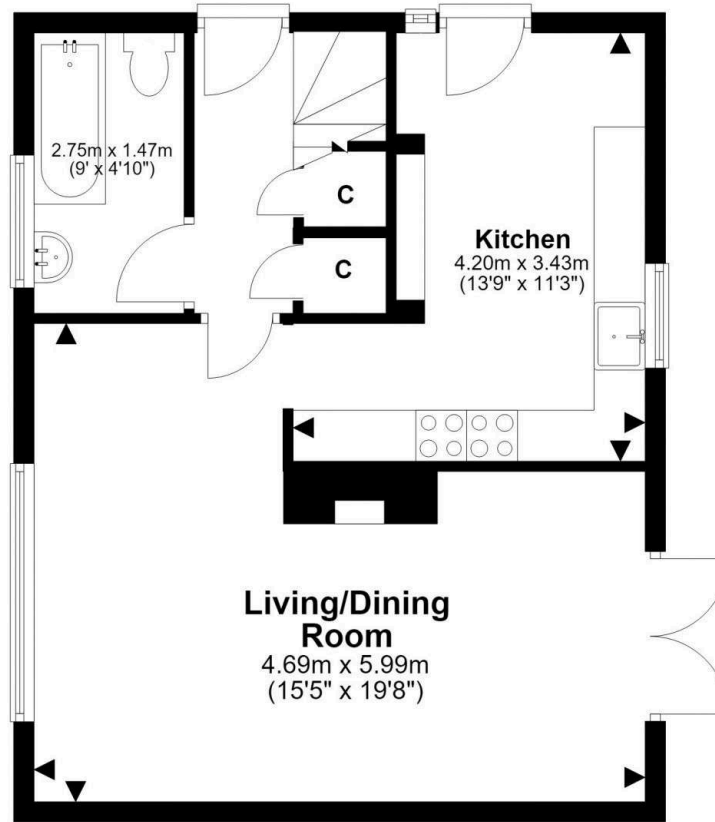
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

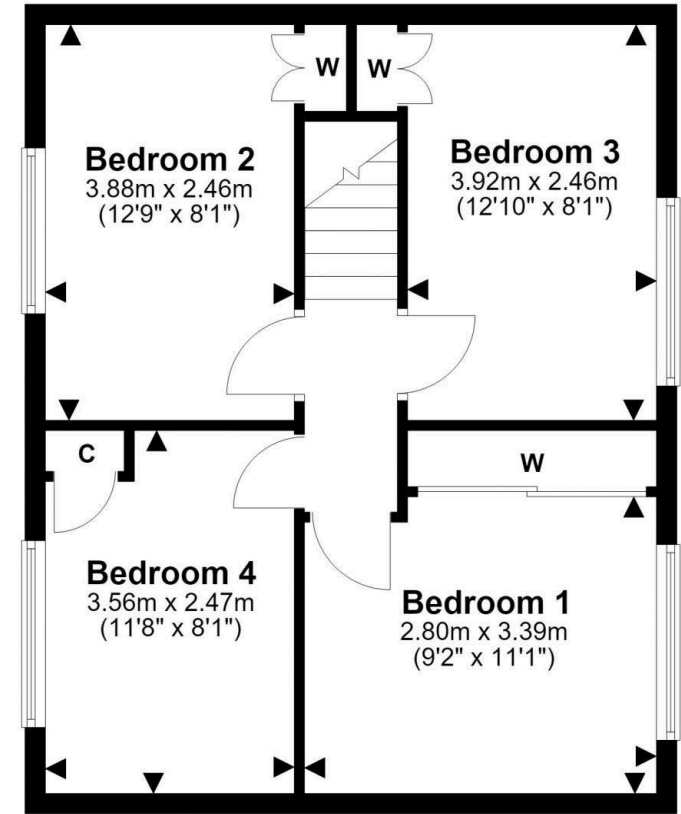
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.