



26 Bevan Road, Mayfield, Midlothian, EH22 5QB

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Another ideal family home or possible first-time purchase. McDougall McQueen are delighted to present to the market this bright and spacious three-bedroom terraced house situated a popular residential location close to all amenities and schooling in Mayfield, Dalkeith. The property is presented to the market in clean condition throughout with private garden grounds to front and rear with vennel access. Positioned on a child safe walkway when entered from the front with vehicular access and on street parking to the rear. Early viewing by appointment is essential as this opportunity is not to be missed.

- Hallway with store cupboard
- Spacious living and dining room with windows to the front and rear
- Fitted kitchen with access to the rear garden, a range of base and wall units, under stair store cupboard, touch control induction hob, oven, extractor, with integrated appliances including a washer/dryer, fridge, and freezer
- Upper hallway with built-in storage and rear facing window
- Family shower room with corner electric shower, wc, sink, and bidet, vanity unit, towel radiator and wall mount heater
- Main bedroom with twin front facing windows and built-in mirrored wardrobes
- Bedroom two with window to the rear and built-in mirrored wardrobes
- Bedroom three with front facing window and built-in storage
- Double glazing and gas central heating
- Private garden grounds to front and rear which are ideal for outside entertaining





## Location

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.

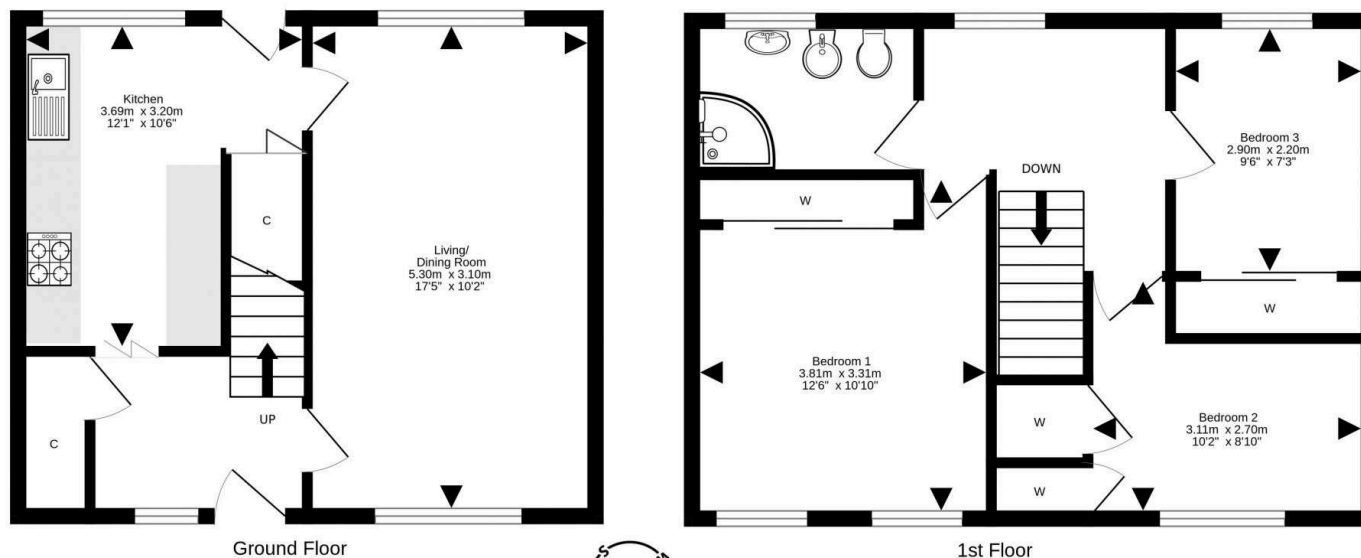
## Extras

All floor coverings, light fittings, bathroom fittings, integrated appliances, blinds and curtains.

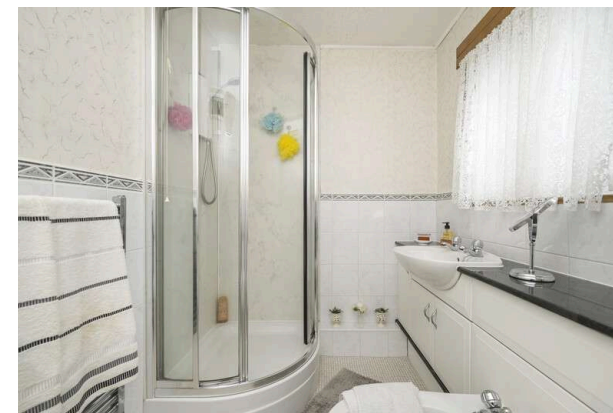
## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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