



38a, Westhouses Road, Mayfield, Midlothian, EH22 5QN

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



McDougall McQueen are delighted to present to the market this wonderfully spacious two-bedroom ground floor flat, situated in a popular residential location close to all amenities in Mayfield, Dalkeith. The property requires some modernisation, making this the ideal first-time purchase or buy to let opportunity. The property benefits from ample on street parking, a private garden to the front with Conservatory and communal drying green area to the rear. Early viewing is essential to fully appreciate the property on offer and to avoid the disappointment of missing out on what we believe is a great opportunity.

- Communal entry
- Entrance hallway with two built-in storage cupboards
- Spacious lounge/dining with access to Conservatory
- Fitted kitchen with a range of base and wall units, electric cooker and fridge freezer
- Family bathroom with three-piece white suite, shower over the bath, shower screen, sink with vanity unit and WC
- Main bedroom with window to the rear
- Bedroom two with window to the front
- Study/Dressing room
- Double glazing and gas central heating
- Private garden to the front
- Ample on-street parking and communal garden area



## 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.

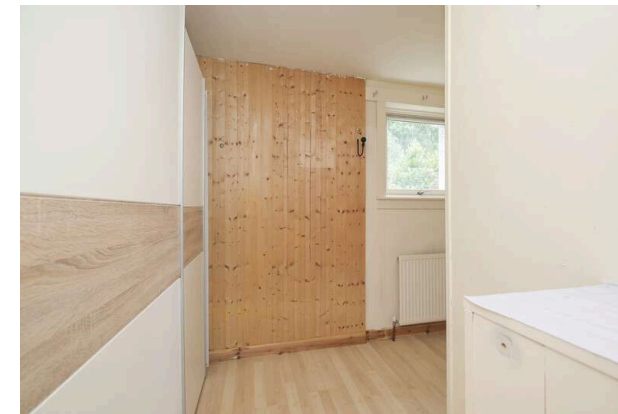
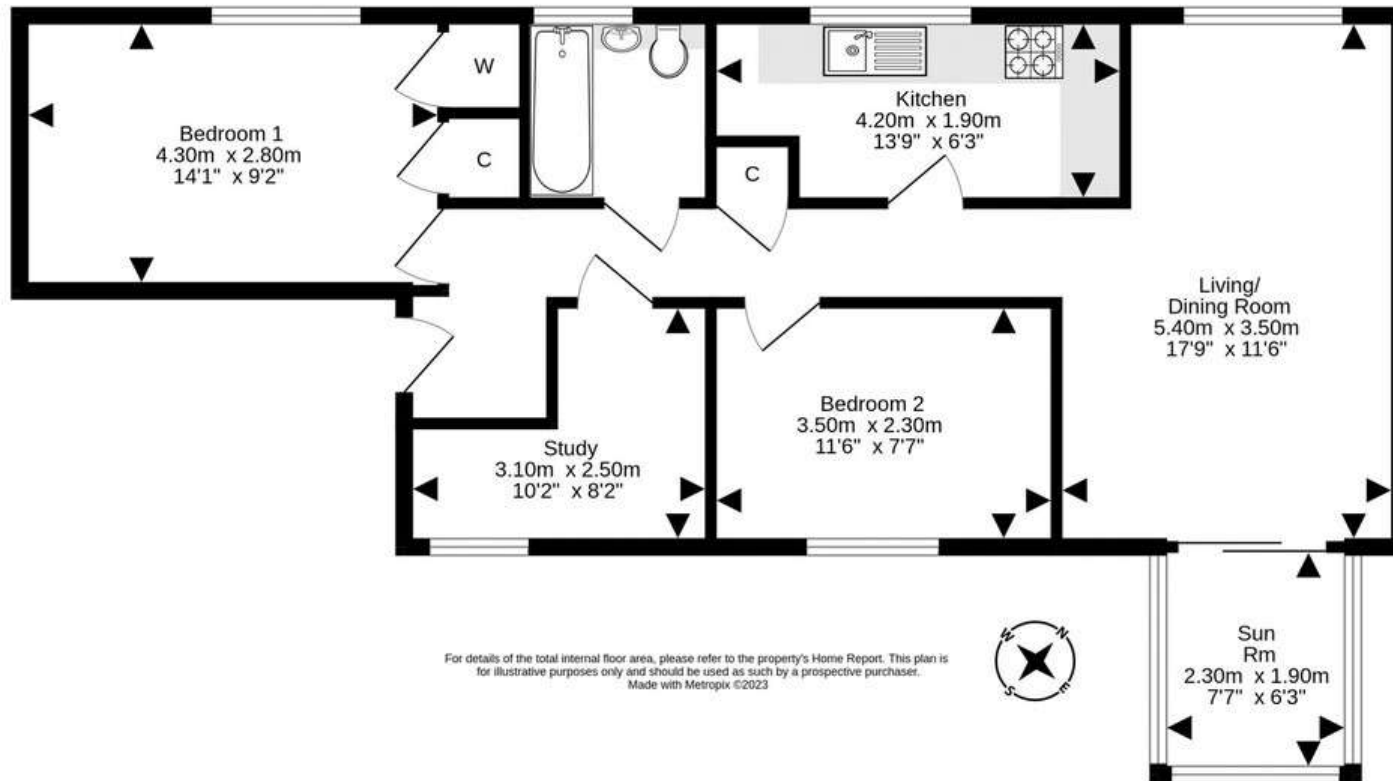
## Extras

All floor coverings, light fittings, curtains, cooker, and fridge freezer. All appliances, movable items and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller. Other items may be available by negotiation.

## Price & Viewing

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

EPC Band - C



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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.

