










Offers Over
£145,000

43 Lawfield Road

Mayfield | Midlothian | EH22 5AZ

A superb opportunity has arisen to acquire this impressive two bedroom semi-detached villa situated within a quiet residential pocket of Mayfield. Close to good local amenities and commuting links, the property would make for an ideal purchase for the first-time buyer, young couple or growing family with early viewing highly recommended.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage & driveway
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy dual-aspect lounge/diner with a gas fireplace and space for different configurations, fully-fitted kitchen with tiling in splash areas and a sizable pantry cupboard while being finished with fresh white base and wall-mounted units and a contrasting dark worktop, first floor landing with boiler cupboard, generous double bedroom with twin windows, an over stairs cupboard and ample space for freestanding furniture, second good sized double bedroom, and a partially-tiled shower room with a heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. The freestanding white goods as well as other items may be available through separate negotiation.

Gardens and Parking

Private low-maintenance gardens can be found to the front, side and rear of the property. For the car owner, there is a single garage to the rear with access via a communal lane as well as parking for 1 car. For visitors, there is ample unrestricted free parking on-street.

Viewing

By appointment through Neilsons 0131 625 2222.





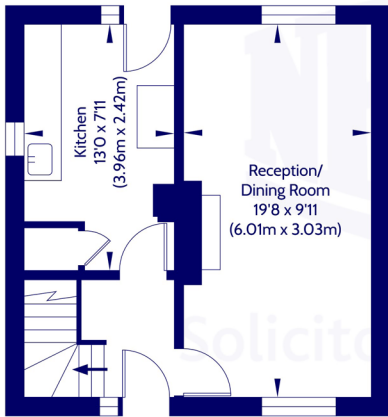
Location

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, Primary Schools and for Secondary education there is Newbattle High School locally. Dalkeith itself is a short car journey away and here a greater range of amenities can be found.

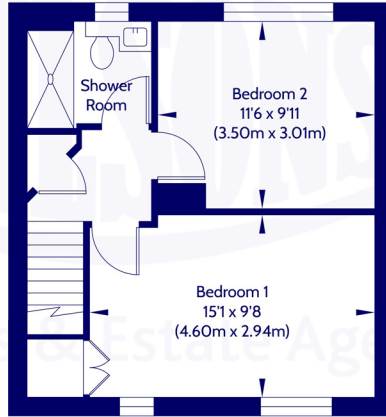
Approx. Internal Area 67.52 Sq M / 727 Sq Ft.

Not to scale. For identification only.

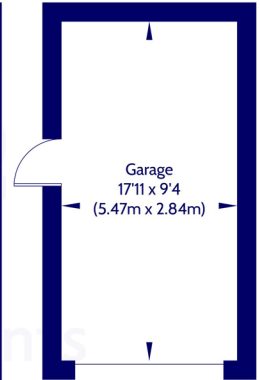
© www.planography.co.uk 2024



Ground Floor



First Floor



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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

