



4 Beechgrove Road, Mayfield, Midlothian, EH22 5PA

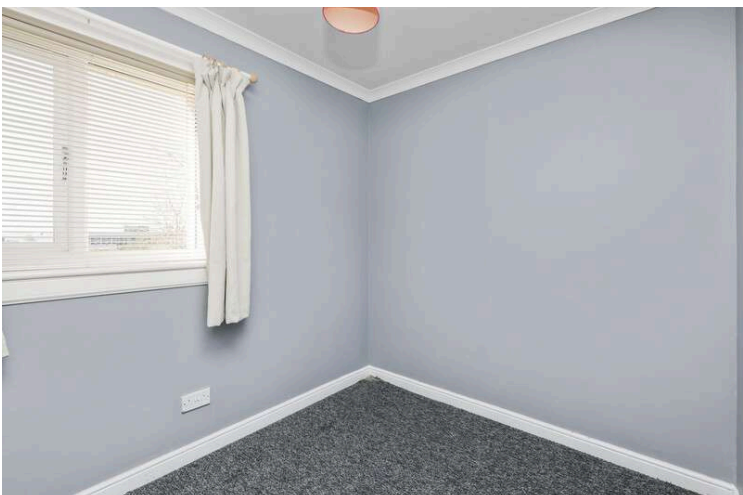
www.mcdougallmcqueen.co.uk



Ideal for families, first time buyers or professional couples. McDougall McQueen are delighted to present to the market this bright and spacious three-bedroom end-terraced house situated a quiet cul de sac location close to all amenities and schooling in Mayfield, Dalkeith. The property is presented in good clean condition internally and benefits from double glazing and gas central heating. There are good sized private gardens to the front, side, and rear with ample on street parking. Viewing should be conducted at your earliest convenience as this property offers excellent value in today's market.

- Hallway with under-stair storage
- Spacious living and dining room with windows to the front and rear
- Well fitted kitchen with access to the rear garden, a range of base and wall units, store cupboards, touch control electric ceramic hob, oven, and to include all remaining white goods
- Upper hallway with loft access and store cupboard
- Lovely family bathroom with three-piece white suite,

- shower over the bath, wc and sink
- Main bedroom with rear facing window
- Bedroom two with window to the front
- Bedroom three with front facing window and over-stair store cupboard
- Double glazing and gas central heating
- Good sized private garden grounds to front, side, and rear, ideal for outside entertaining
- Ample on-street parking



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.

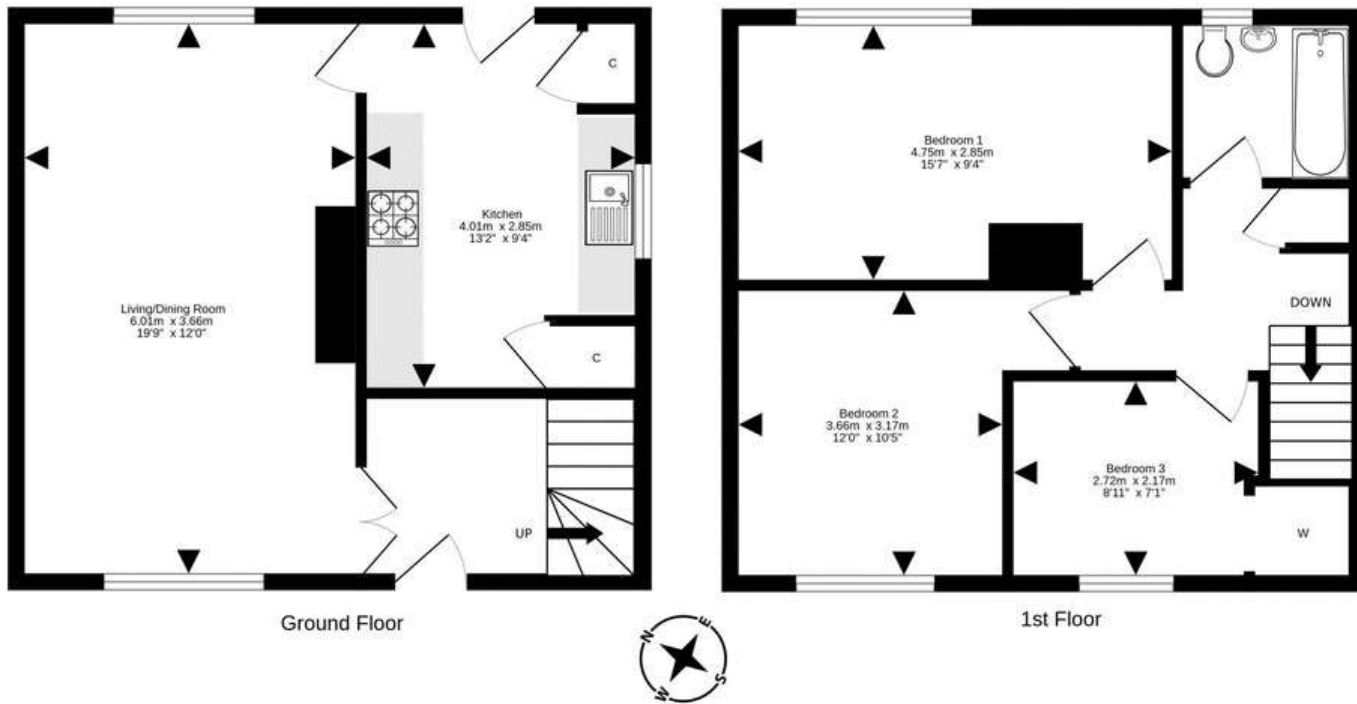
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances and remaining white goods. All movable items and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller.

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. Made with Metropix ©2024



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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.

