



3 Ramsay Walk
Dalkeith, EH22 5RB



"Ramsay Walk is a well presented, bright and spacious mid terraced family home"

- ENTRANCE VESTIBULE
- LIVING ROOM
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



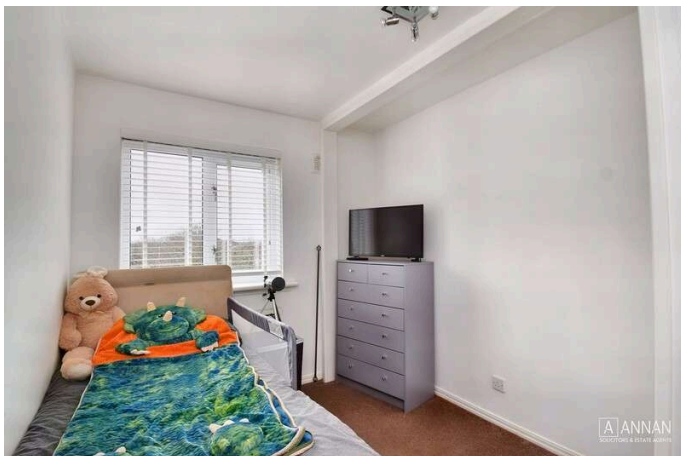
DESCRIPTION

Ramsay Walk is a well presented, bright and spacious mid terraced family home, set on the rural fringes of Mayfield, just a short drive to Dalkeith and the City Bypass. The accommodation, which is presented in impeccable order, comprises: vestibule with storage cupboard off; bright and spacious living room with large picture window overlooking the enclosed, low maintenance front garden; modern kitchen diner with ample floor and wall mounted storage cupboards; carpeted stair leading to the upper hallway with loft access; double bedroom 1; double bedroom 2; single bedroom 3 and family bathroom which completes the accommodation on offer. Externally, there is a fully enclosed garden to the rear, laid with artificial grass, which benefits from a decked patio and garden shed which will be included in the sale. Further benefits include: gas central heating; double glazing and off-street parking is plentiful in the vicinity.

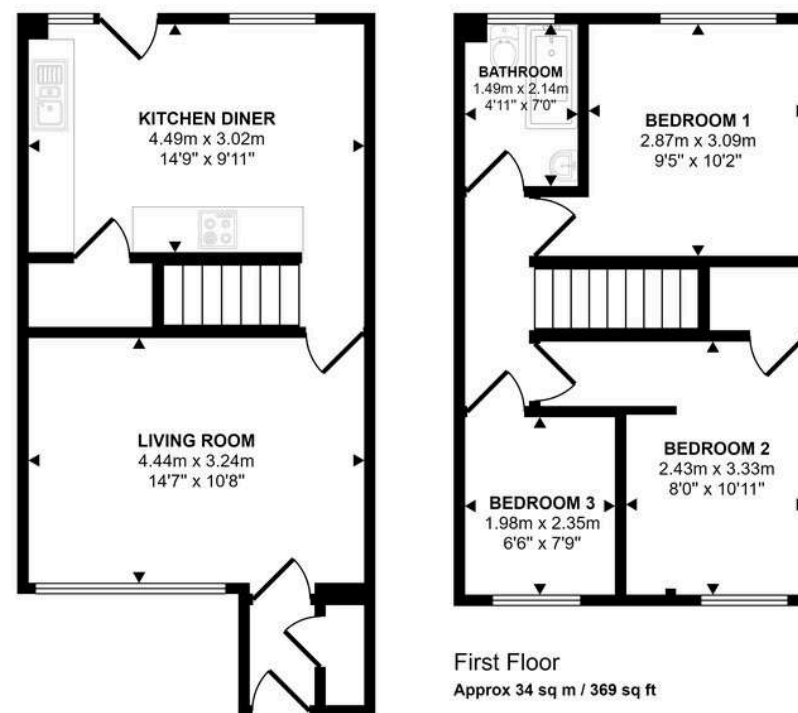
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
 70 sq m / 750 sq ft



Ground Floor
 Approx 35 sq m / 382 sq ft

First Floor
 Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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