

# 8 Pinewood Grove Mayfield, EH22 5HZ

OFFERS OVER £155,000



drummondmiller





- Extended end terraced villa with detached garage and gated driveway
- Bright and spacious living room
- Fitted kitchen/breakfast room with appliances
- Two double bedrooms and bathroom
- Gas central heating and double glazing
- Detached garage and extended kitchen area
- Fully enclosed garden to front and rear
- Close to schools and amenities
- EPC C

### Description

This is a well presented end terraced villa (73sqm) dating back to the 1960's. It has a very pleasant living room and a separate full-width kitchen/breakfast room fitted with modern charcoal units and tiles. Upstairs are two good sized double bedrooms (each having space for large wardrobes) and a bright bathroom finished with modern tiles. The property is ideal for a couple or small family and is quietly situated close to amenities and Newbattle High School.





### Central Heating and Double Glazing

Gas central heating is complemented by UPVC double glazing.

### Garden and Garage

The property benefits from front and rear gardens which are easy to maintain with monobloc paving throughout. There is a gated driveway and detached garage (48 sqm) which could be used as a home office or gym.

### Mortgage Valuation

The property has been valued by surveyors at £160,000 and the Home Report is available via the ESPC web site.

### Council Tax and Energy Performance Certificate

It has a C-rated EPC and lies in Council Tax band B.

### Extras

Extras include all fitted carpets and integrated kitchen appliances.

### Location

8 Pinewood Road is situated on a corner plot in a quiet setting close to amenities. The small town of Mayfield is midway between the A68 and A7 and therefore most convenient for commuters to Edinburgh (8 miles). It has expanded in recent years through modern development leading to the construction of a modern High School. There is a choice of primary schools, a Scotmid and other small shops, medical centre, park and well served bus routes. Large supermarkets are available in nearby Dalkeith (2 miles) and Straiton.

### Viewing

To view telephone Agents 0131 229 3399 (07595820611 out with office hours).







8 PINWOOD ROAD, MAYFIELD EH22 5HZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 803 SQ FT / 73 SQ M  
 GARAGE 441 SQ FT / 41 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)

