



42 Westhouses Road, Mayfield, Midlothian, EH22 5QP

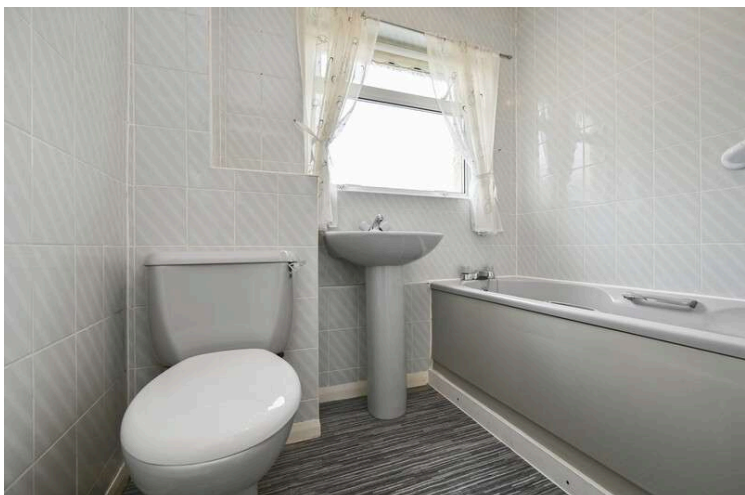
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Another ideal for families and any first-time buyers, welcome to 42 Westhouses Road. McDougall McQueen are delighted to present to the market this bright and spacious three-bedroom end terraced house situated a quiet residential location close to all amenities and schooling in Mayfield. The property is presented in excellent condition and benefits from double glazing, gas central heating, and external thermal rendered cladding. There is ample unrestricted on-street parking and good-sized private gardens to the front and rear which provide the ideal space for outside entertaining.

- Superb location within a popular residential area
- Hallway with stairs to the upper level
- Utility cupboard plumbed for a washing machine with light and power
- Spacious living and dining room with gas fire and windows to both the front and rear
- Lovely modern fitted kitchen with access to the rear garden, a range of base and wall units, worktops with matching splashbacks, gas hob with stainless steel splashback, oven, extractor, and remaining free-standing white goods
- Family bathroom, three-piece suite with electric shower over the bath
- Bedroom with front facing window and built-in mirrored wardrobes
- Bedroom with window to the front and over stair storage
- Bedroom with rear facing window and built-in full width mirrored wardrobes
- Double glazing, gas central heating, and rendered thermal cladding
- Good sized private garden grounds to the front and rear, ideal for outside entertaining



## Location

The Mayfield 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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining white goods, the greenhouse and shed. All movable items, fitted appliances 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

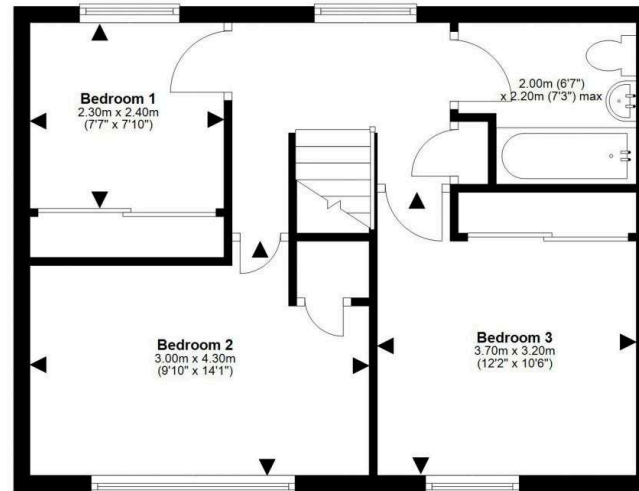
For price and viewing information or further details on this property please contact agent

EPC Band - C





Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

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