





## Welcome

Welcome to 2 McKinnon Drive, Mayfield, a property that is rarely available in this location. McDougall McQueen are delighted to present to the market this, bright, and spacious three-bedroom detached house situated in a quiet cul de sac in a private residential location in the ever-popular area of Mayfield, Dalkeith. Situated close to all amenities and within walking distance of primary schooling this is an excellent opportunity for a host of potential purchasers. The property is presented in good clean condition throughout and benefits from double glazing, gas central heating, downstairs WC, Monoblock driveway, and a large, attached garage with internal access which is plumbed for water and has light and power. There are also good-sized private garden grounds to the front, and rear, which are ideal for outside entertaining. Viewing should be conducted at your earliest convenience as this property offers excellent value in today's market.

- Superb location within a quiet cul de sac in a sought-after residential area
- Views to the Pentland Hills from the rear of the property
- Entrance porch
- Hallway with store cupboard
- Newly fitted ground floor WC
- Spacious and bright living room with a gas stove style fire
- Dining room with rear facing window
- Lovely, fitted kitchen with a range of base and wall units, gas hob, oven, extractor, free standing white goods (available by negotiation), and access to the garage
- Upper hallway with window to the side, loft access, and store cupboard
- Family bathroom with three-piece white suite, bath with electric shower, wc, and sink
- Main bedroom with built in wardrobes
- Bedroom two with built-in wardrobes
- Bedroom three with over stair storage
- Double glazing and gas central heating
- Monoblock driveway for off-street parking
- Attached garage which can be accessed from the house and is plumbed for a washing machine, and has light and power
- Good sized private garden grounds to front, and rear, ideal for outside entertaining







## Mayfield

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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. 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 including white goods may be available by negotiation.





# Get in touch

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Property Hub:

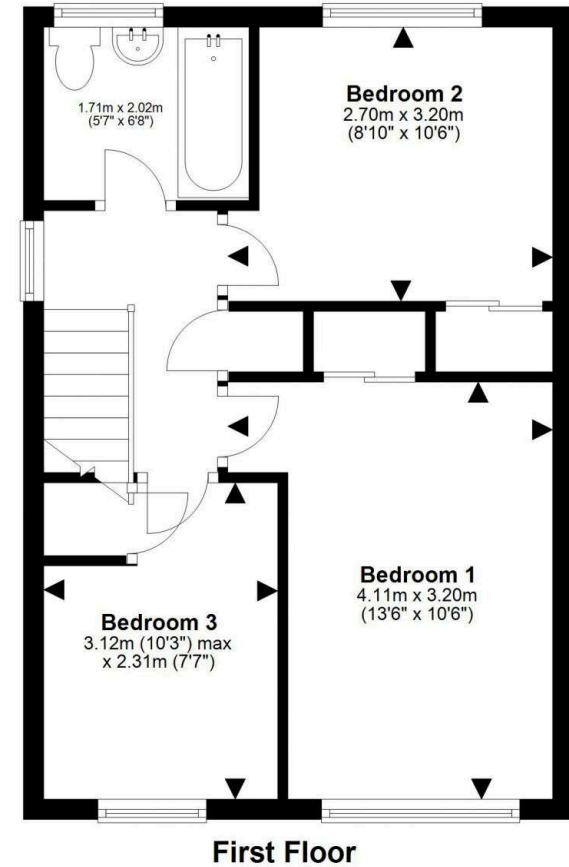
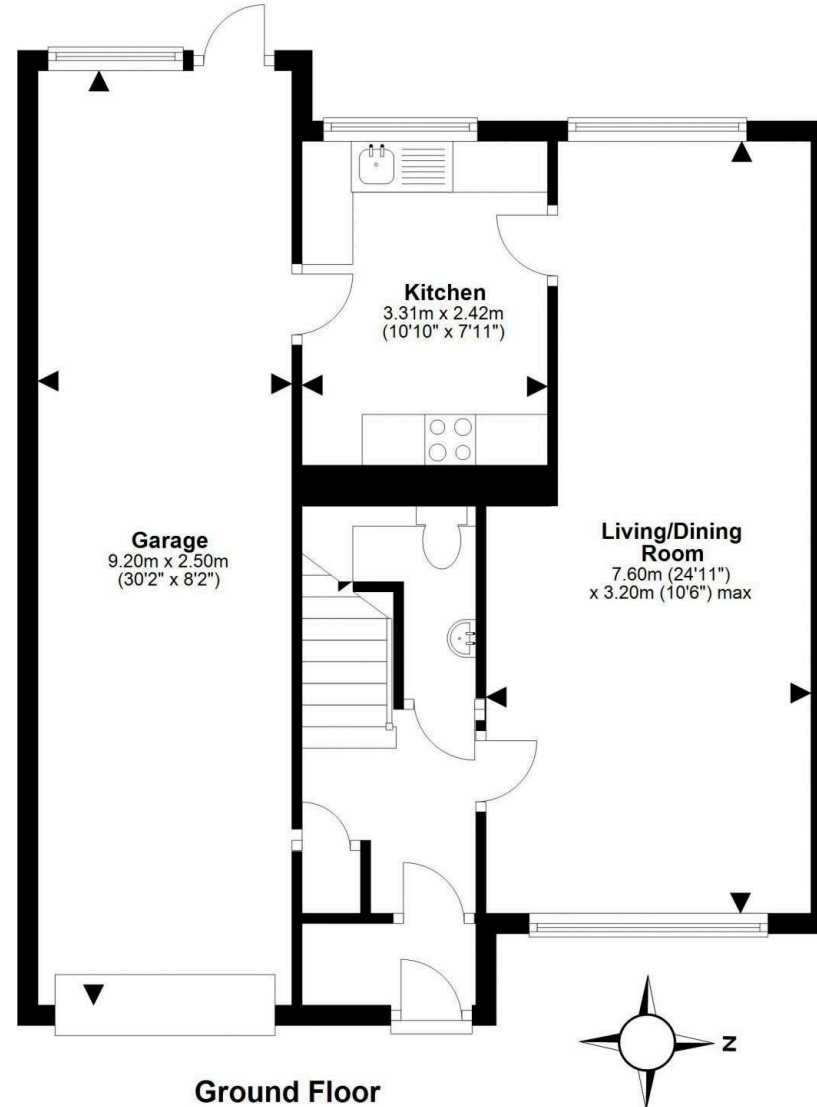
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Bruntsfield Office:

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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.



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