










Offers Over

**£155,000**

## 18 Waverley Street

Mayfield | Midlothian | EH22 5SE

This attractive, light filled end-terraced villa with private gardens to the front, side and rear is quietly positioned within a popular residential district of Mayfield within easy reach of many local amenities, reputable schooling and bus links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - B



## Description

The property would now benefit from some general modernisation and upgrading yet has been well maintained throughout and benefits from gas central heating with back boiler and double glazing together with excellent storage facilities. Affording a pleasant open aspect to the front, the property comprises; entrance hallway with understair storage cupboard. The dual aspect lounge/diner enjoys good natural light, with wall mounted gas fire and built-in recess with shelved glazed display above. The kitchen with window and door to garden, is fitted with a range of wall and base units with appliances included in the sale. Upstairs leads to the two good sized double bedrooms both with good storage space and the bathroom comprises of a white three piece suite with mains thermostatic shower over bath. In addition, there is a part-floored attic with Ramsay ladder access, providing further storage provisions.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the cooker and washing machine. N.B warranties will not be provided.

## Gardens and parking

There are private gardens to the front, side and rear of the property, fully enclosed. The front garden is paved with a small area of lawn with gated access to the side leading to the rear garden. There is a sizeable area of lawn, paved patio and garden shed which shall be included in the sale. For the car owner, ample on-street parking is available to the front.

## Viewing

By appointment with Neilsons on 0131 625 2222.



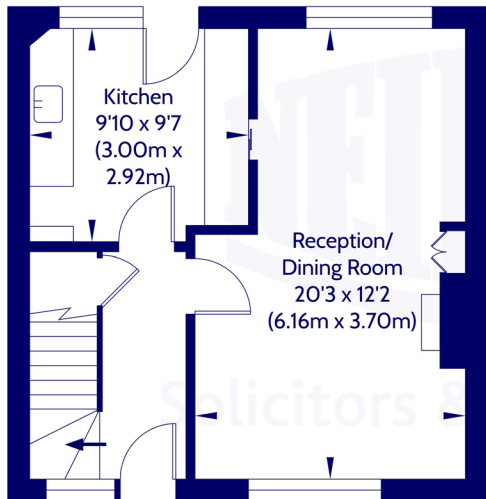


## Location

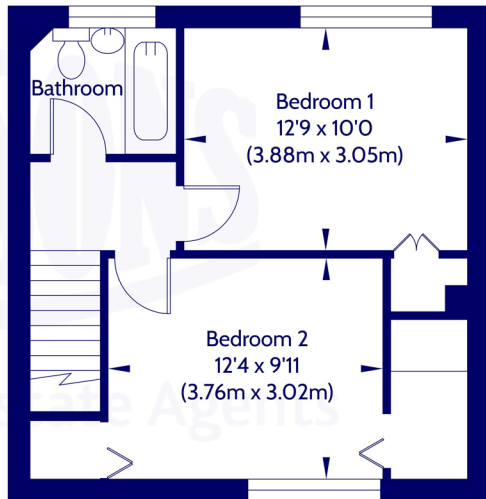
Mayfield lies on the outskirts of Dalkeith approximately eight miles from Edinburgh's City Centre. A good selection of local shops and services are available and serve everyday needs with further shopping available at Retail parks at Straiton and Fort Kinnaird both within an easy commute. Bus services 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.



Approx. Gross Internal Floor Area 73.27 Sq M / 789 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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