



4 Dougall Court, Mayfield, EH22 5PU



Welcome

Welcome to 4 Dougall Court, an ideal family home or first-time purchase. McDougall McQueen are delighted to present to the market this bright and spacious two-bedroom terraced house situated a popular residential location close to all amenities in Mayfield, Dalkeith. The property is presented to the market in good clean condition throughout having been well maintained by its owners. It benefits from double glazing, gas central heating, private garden grounds to the front and rear with a gated driveway providing off-street parking.

- Superb location within a popular residential area
- Hallway with under stair store cupboard
- Spacious living and dining room with front and rear facing windows, electric fire, and fire surround
- Fitted kitchen with a range of base and wall units, breakfast bar, electric touch control hob, oven, extractor, fridge freezer, and washing machine
- Upper hallway with loft access
- Family bathroom with three-piece suite, electric shower over the bath and shower curtain
- Main bedroom with window to the front, over stair store and walk-in store cupboard
- Bedroom two with window to the rear and airing cupboard housing the boiler
- Double glazing and gas central heating
- Private garden grounds to front and rear, ideal for outside entertaining
- Gated driveway





Mayfield

Mayfield and Dalkeith 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. The City Bypass is within quick and easy reach linking with the wider Scottish Motorway Network, making the property an attractive commuter choice.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, remaining white goods, and the garden shed. All movable items and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller.

Get in touch

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 0131 240 3818

Property Hub:

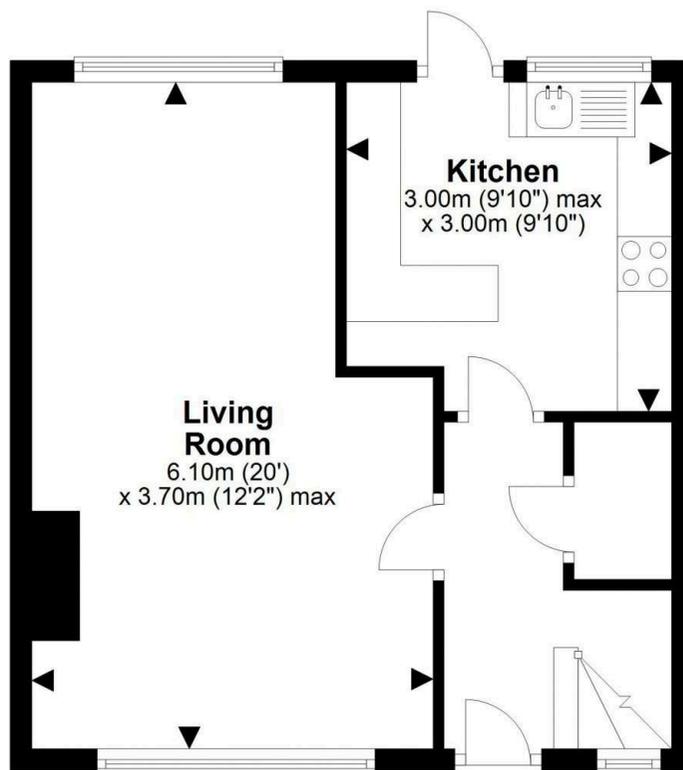
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

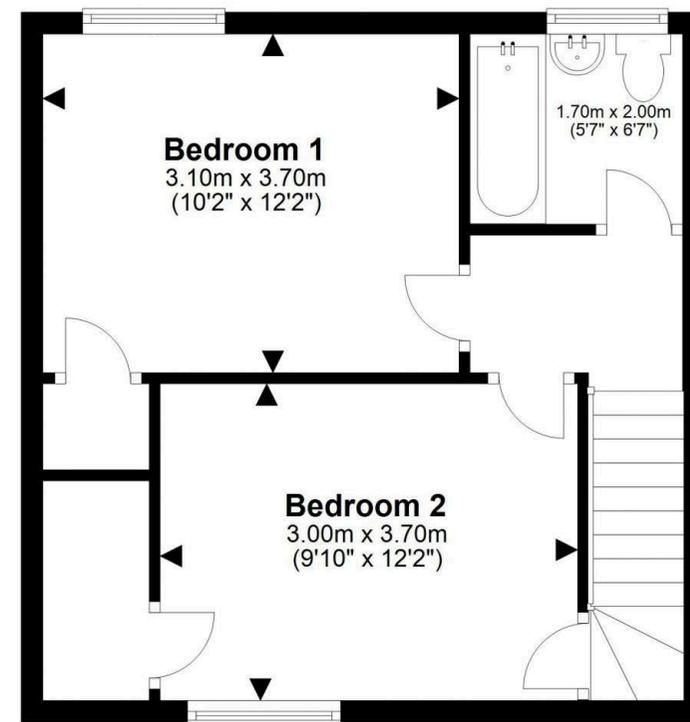
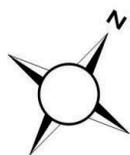
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



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.