



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 25 Stone Place

Mayfield, Dalkeith, EH22 5PQ



# 25 Stone Place

Introducing a well-presented terraced house set within an established neighbourhood in Mayfield, within driving distance of central Edinburgh, enjoying an elevated position close to schools, shops, parks, and bus links. The accommodation comprises an entrance hall with under-stair storage, a bright dual-aspect reception room, and a modern kitchen with garden access. Upstairs, there are two bedrooms, including a main bedroom with two wardrobes, and a bathroom with an overhead shower and vanity storage. Externally, the property benefits from enclosed private gardens with a drying area, outdoor seating space and a versatile dual-aspect garden room, ideal as a home office. Further features include on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

## Property Summary

- Terraced house in Mayfield
- Part of an established neighbourhood
- Entrance hall with built-in under-stair storage
- Spacious dual-aspect living/dining room
- Modern kitchen with garden access
- Main bedroom with two wardrobes
- Versatile second bedroom with storage
- Bathroom with overhead shower
- Private gardens with a drying area
- Versatile dual-aspect garden room
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £165,000



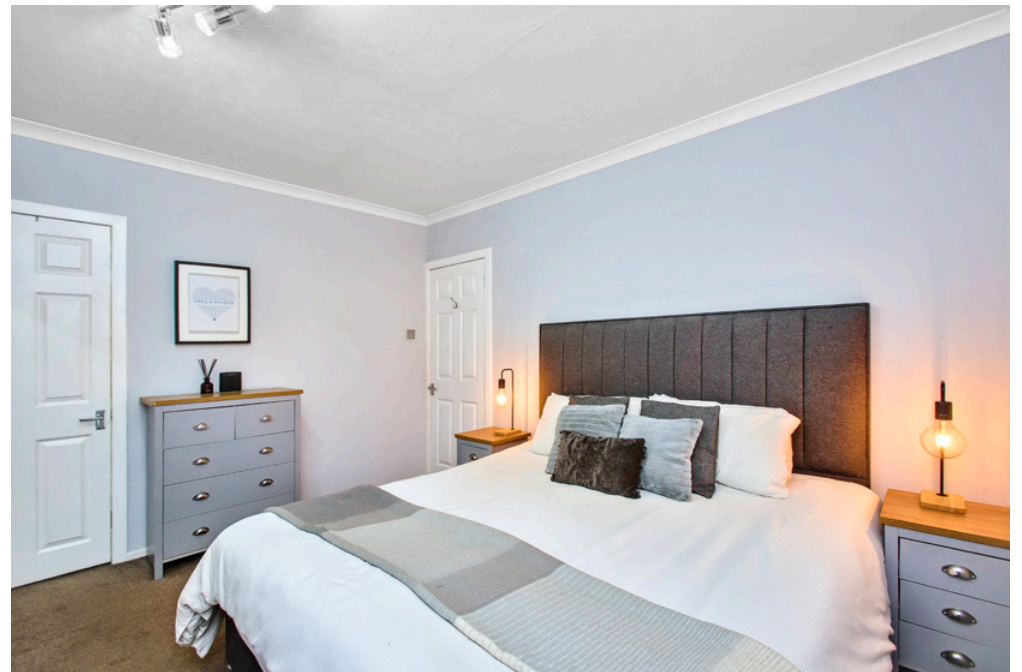








Spacious dual-aspect living/  
dining room and a  
modern kitchen with  
garden access











The property benefits from an outdoor seating space and a versatile dual-aspect garden room









Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

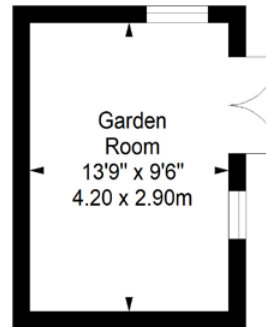


**Zoopa.co.uk** **rightmove** **onTheMarket.com**

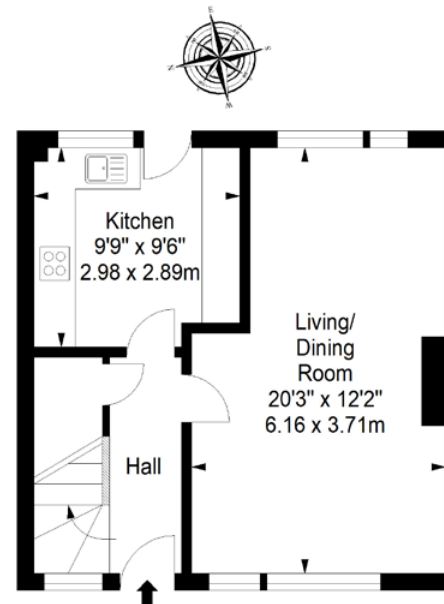
**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

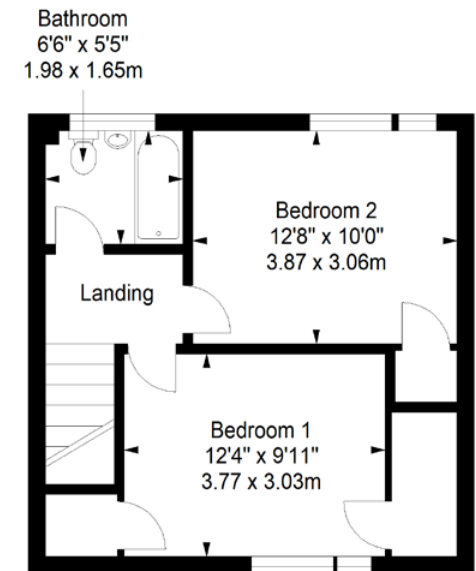
**Garden Room**  
Approx. 12.2 sq. metres (131.3 sq. feet)



**Ground Floor**  
Approx. 37.2 sq. metres (400.4 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.8 sq. feet)