







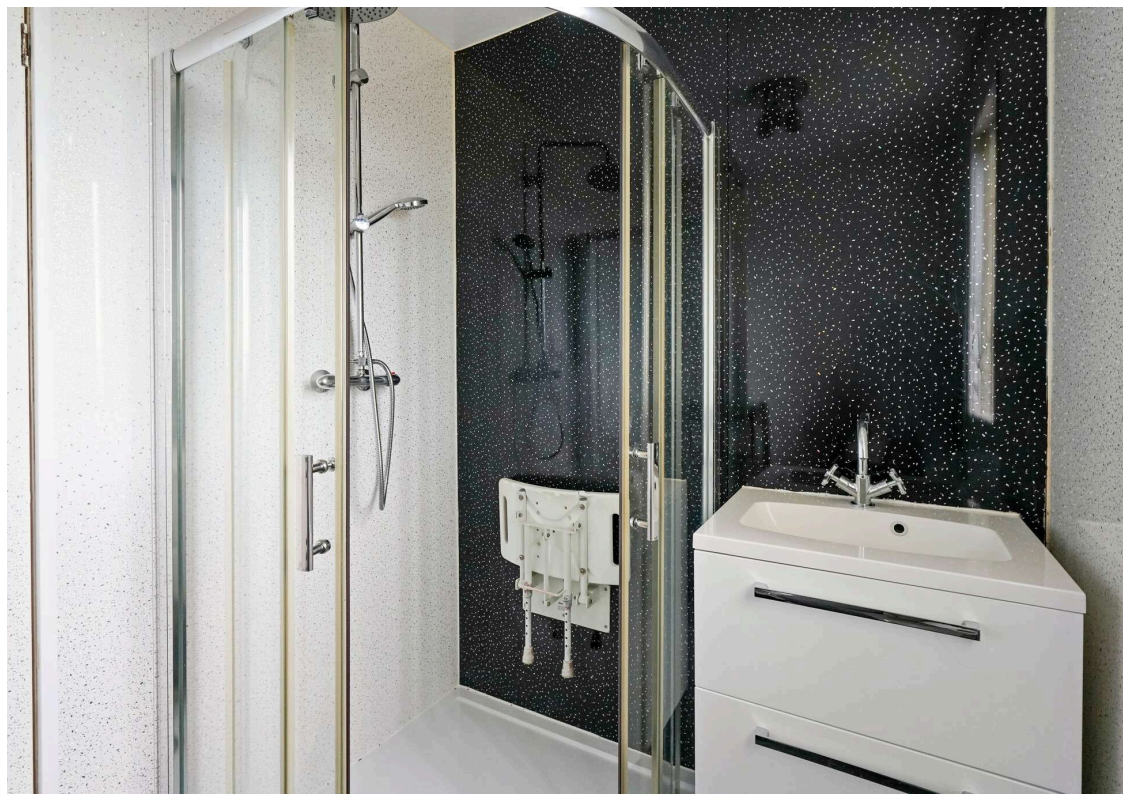
## Welcome

Welcome to 9 Waverley Park, Mayfield, an extended bright and spacious family home, or first-time purchase. McDougall McQueen are delighted to present to the market this extended two-bedroom terraced house, situated in a quiet area, within a popular residential location close to all amenities and schooling in Mayfield, Dalkeith. The property is presented in good clean condition throughout and offers excellent value in today's market. It benefits from double glazing, gas central heating, full width rear extension, large garage/workshop to the rear and driveway to the front. Viewing should be conducted at your earliest convenience.

- Large extension to the rear
- Living room with wall mount electric fire
- Dining room with patio doors to the rear garden
- Large modern fitted kitchen with a range of base and wall units, breakfast bar, and an impressive range of integrated and free-standing appliances
- Upper hallway
- Two double bedrooms with built-in storage
- Family shower room, shower unit with overhead raindrop shower and shower attachment, wc, sink, and heated towel radiator
- Double glazing and gas central heating
- Driveway to the front
- Large rear garage and workshop with remote door control, light, and power
- Private garden grounds to front and rear











## 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, all integrated appliances, and remaining free-standing white goods. All movable items, integrated appliances 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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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.