



14 Camp Wood View, Mayfield, EH22 5QG

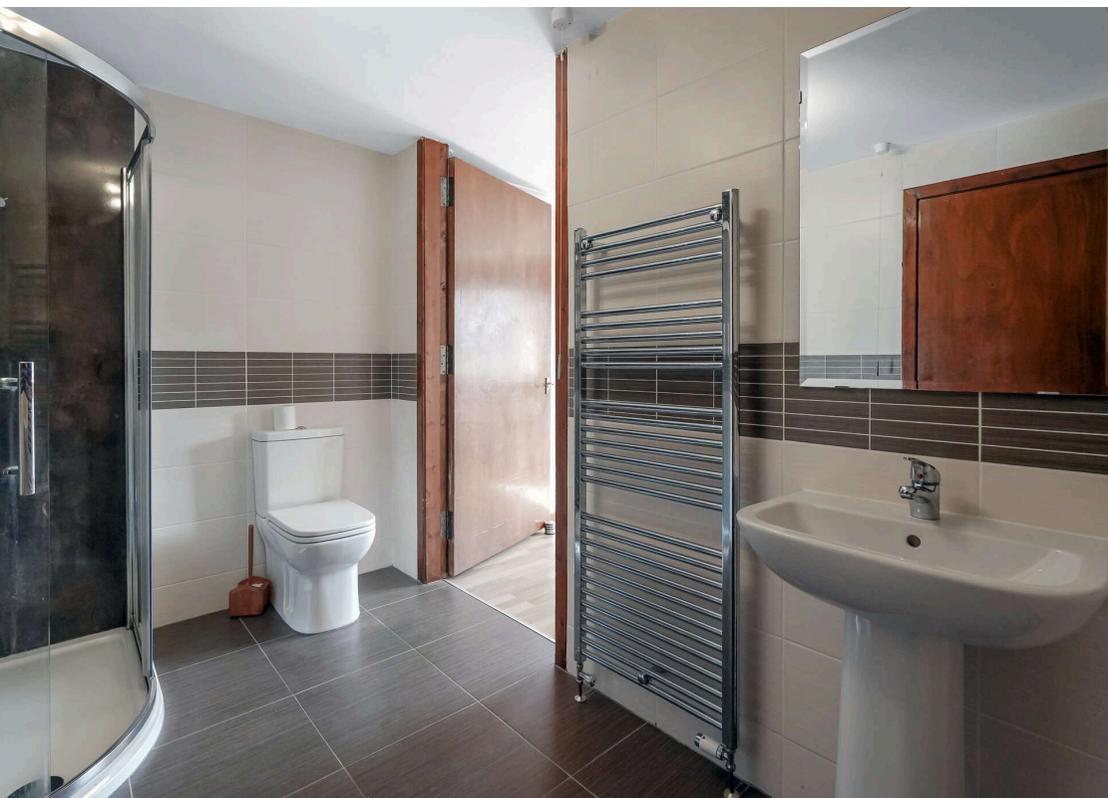


Welcome

Welcome to 14 Camp Wood View, Mayfield, an outstanding opportunity for families and first-time buyers alike. This property has been extended to provide flexible accommodation over two levels and occupies a great position in a sought-after residential neighbourhood near local amenities and schools in Mayfield. The property is complemented by double glazing, efficient gas central heating, external thermal cladding and harling, with ample unrestricted on-street parking. Presented in good clean condition we urge you not to miss your chance to secure this property offering excellent value.

- Superb location within a quiet residential area
- Hallway with under stair storage
- Ground floor bedroom three/living or family room
- Excellent ground floor shower room
- Fitted kitchen with shelved store cupboard, a range of base and wall units, gas hob, double oven, extractor, and free-standing dishwasher
- Inner hallway with storage
- Spacious living room with rear facing window
- Upper hallway with loft access
- Main bedroom with front facing window, including free-standing wardrobes
- Bedroom two with rear facing window, and store cupboard
- Box room with front facing window
- Family bathroom with three-piece white suite, electric shower over the bath, folding shower screen, wc, sink, and heated towel radiator
- Double glazing, gas central heating, external thermal cladding and harling
- Private garden grounds to the front and rear with ample on-street parking
- Viewing is essential as this property provides a flexible layout and excellent value for money







Mayfield

Mayfield is a well-established residential area situated in Midlothian, offering a blend of local amenities and convenient access to Edinburgh and surrounding towns. The neighbourhood features excellent schools, shops, and leisure facilities, making it ideal for families and commuters alike. With regular public transport links, green spaces, and a strong sense of community, Mayfield delivers both practicality and comfort for prospective homeowners.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, dishwasher, and wardrobes in bedroom one. 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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Property Hub:

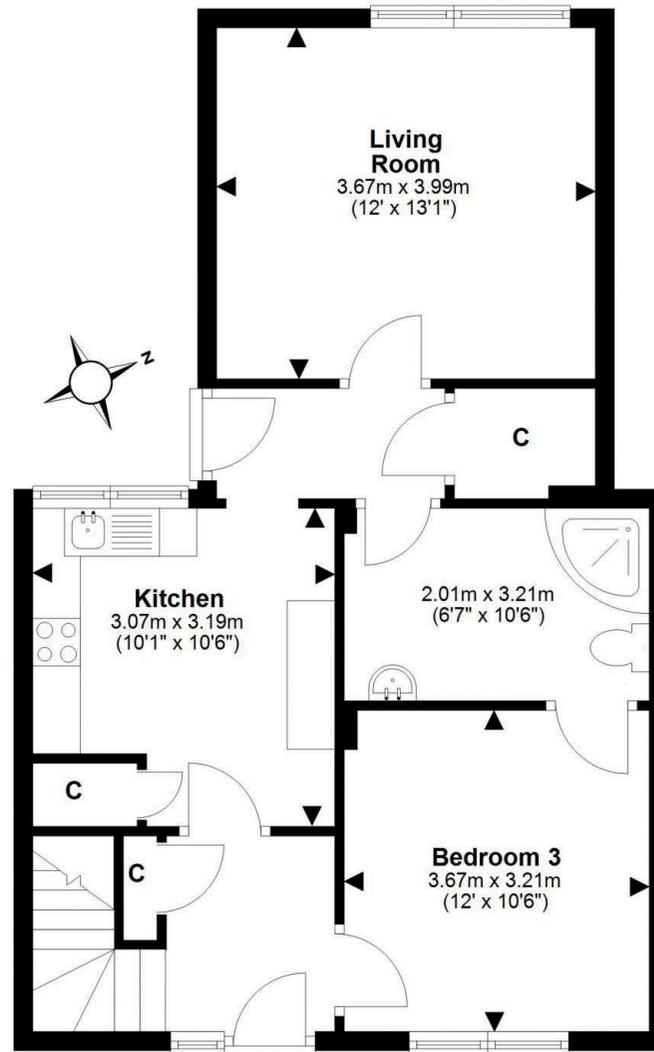
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

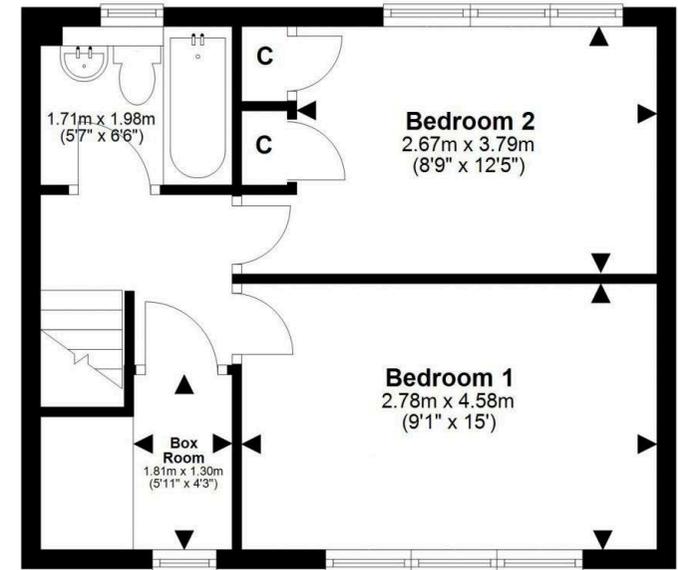
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 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.



Ground Floor



First Floor

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.