



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11 D'Arcy Crescent

Mayfield, Dalkeith EH22 5GB

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We are delighted to present to the market this extremely well-presented and modern main door upper villa, ideally located in the popular area of Mayfield, Dalkeith. Offered in true move-in condition, this attractive home will particularly appeal to first-time buyers, professionals or those looking to downsize while enjoying comfortable and stylish living.

Accessed via a modern composite main door, the well-maintained stairway leads to the upper hallway, where a glazed door allows natural light to flow between the stair and hall creating a bright and welcoming entrance. The hallway is finished with carpeted flooring and provides access to most rooms along with a useful storage cupboard. The lounge is bright and spacious, featuring a large double window that allows for excellent natural light, along with neutral modern décor and carpeting creating a warm and inviting living space. Loft access is also conveniently located within the lounge. The kitchen is accessed from the lounge and has been recently upgraded with contemporary wall and base units complemented by laminate worktops. It is well equipped with integrated appliances including an electric oven, gas hob, extractor hood and dishwasher and also benefits from a built-in storage cupboard. The property offers two generous double bedrooms, one of which includes storage, both enjoying pleasant open far reaching views. Completing the accommodation is the recently upgraded bathroom, finished to a modern standard with marble-effect wet wall panelling, a three-piece suite, and a shower over the bath.

Externally, the property benefits from a private driveway and a rear private garden, mainly laid to lawn, providing a pleasant outdoor space for relaxation. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

Early viewing is highly recommended to fully appreciate the excellent condition and appealing accommodation on offer.

Home Report Value - £ 170,000







Lovely main door upper villa, with private driveway & rear garden





Property Summary

- Main door upper villa
- Living/dining room
- Stylish fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Private rear garden with decked seating area
- Private driveway
- EPC Rating - C | Council Tax Band - B



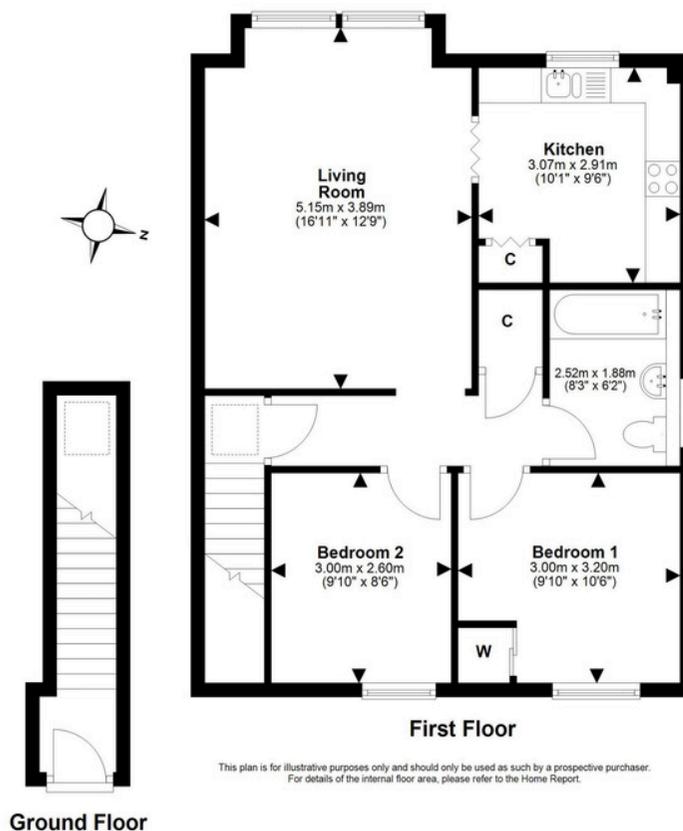
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dream property!



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 **CHARTERED FIRM**

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.

Location

Dalkeith is a thriving town in the county of Midlothian, perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west.