54 LANGLAW ROAD
MAYFIELD, DALKEITH, EH22 5AS

1 PUBLIC	3 BED	1 BATH	EPC C

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Nestled in Midlothian’s picturesque countryside in the established village of Mayfield, this three-bedroom mid-terrace house comes fully refurbished with an enclosed landscaped garden, and a monoblock front driveway.

The family home boasts contemporary interiors, with quality fixtures and fittings, and a recently installed solar-panelled roof provide eco-friendly energy and low utility bills.

Set behind the front driveway, the property offers two entrances, one leading directly into the kitchen and the other into a welcoming hall with a cloak area. Following the hall, plush fitted carpets flow into the living/dining room, where dual-aspect windows bathe the space in sunlight.
Dual-aspect windows bathe the space in sunlight. Crisp white décor and a contemporary floral feature wall enhance the ambience, whilst generous proportions create room for a large family dining table, as well as a relaxed living area.

An electric fire with a polished black mantelpiece and hearth frames the room, providing additional warmth in the winter months. Next door is the beautifully designed, Shaker-inspired kitchen. Here, solid timber wall and base cabinets create sleek lines framed black marble-style worktops and matching flooring. Fashionable metro splashback tiles bring a contemporary finish, whilst the units come integrated with dishwasher, washing machine, fridge, and freezer. A large Belling Range cooker with a matching extractor hood is incorporated and bespoke fitted units have been built-in under the stair to create wonderful storage space. A glazed door flows out onto the patio of the rear garden, space for al fresco dining.
Luxurious four-piece bathroom.

Upstairs, the landing leads to three bedrooms: a master with a built-in wardrobe, a second double bedroom and a spacious single bedroom, also with built-in storage.

Finally, completing this family home is a luxurious four-piece bathroom with contemporary fittings and a double walk-in shower enclosure. Gas central heating, vertical radiators, and double glazing (coupled with the solar-panelled roof) provide outstanding energy efficiency and excellent warmth throughout the year.

Externally, the monoblock front driveway provides off-street parking for at least two cars. To the rear, the sunny southeast-facing garden enjoys a great sense of seclusion being fully enclosed and landscaped to include two patio areas, a manicured lawn, and a timber dining area for summer soirees and dinner parties. A well-maintained garden shed provides storage for gardening equipment and furniture.

Extras: all fitted floor coverings, light fittings, integrated appliances, a range cooker, a washing machine, and a garden shed to be included in the sale.
Mayfield, Dalkeith, Midlothian

Nestled in the Midlothian countryside just south of Dalkeith, the area of Mayfield was developed in the 1960s. The town offers its own primary school (with Newbattle High School catering for secondary schooling), a library, a community club, a leisure centre, a large park and various shops, pubs and eateries; with more extensive shopping and leisure facilities provided at Straiton Retail Park and Fort Kinnaird, which are both just a short drive away. The surrounding countryside offers lovely walks with the nearby Vogrie Country Park boasting outstanding trails, horse riding, golf and a large country park. The larger town of Dalkeith also offers an impressive range of amenities, with the capital providing for all your needs. Mayfield is very well situated for commuting lying between the A68 and A7. It also enjoys regular public transport links into Dalkeith and Edinburgh.