



11 John Humble Street, Mayfield, Dalkeith, Midlothian, EH22 5QZ

Light & Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

Light and tastefully presented, this three-bedroom, mid-terrace home benefits from gardens, a driveway and impressive first-floor views to the Edinburgh skyline and Pentland Hills. Located in the established and elevated residential area of Mayfield near Dalkeith, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a single/nursery room, and a shower room.

Highlights include a modern bathroom and fitted kitchen with a breakfast bar and a full range of appliances, gas central heating and double glazing. In addition, there are impressive first-floor views to the Edinburgh skyline and Pentland Hills, and superb storage including bedroom wardrobes and a loft space.

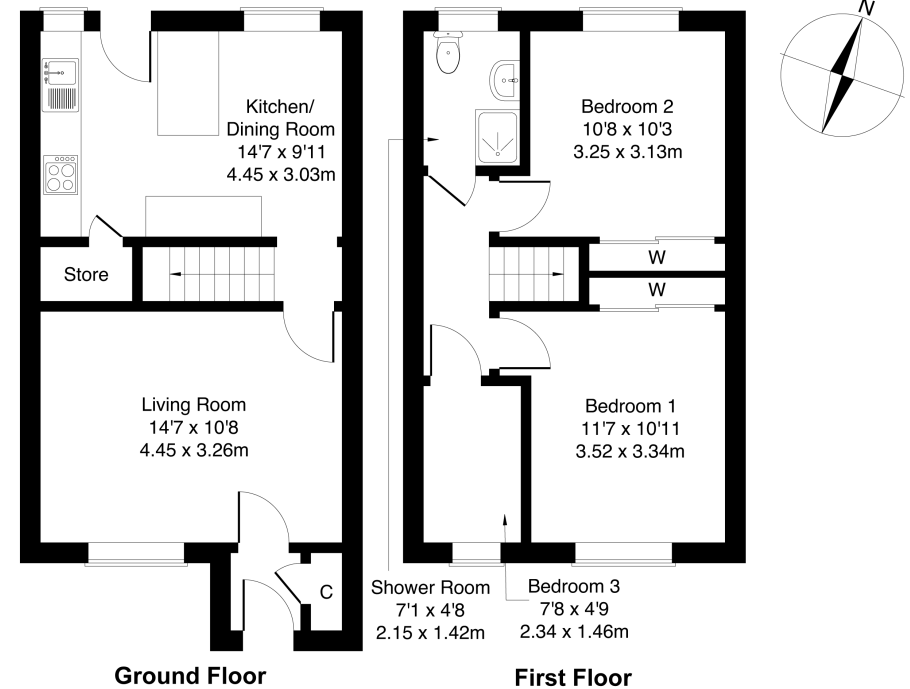
There is low-maintenance landscaping to the front, whilst an enclosed rear garden incorporates a lawn, paved patio, and a modern store shed with a wood-decked patio.

A welcoming entrance hallway, complete with a useful storage cupboard, leads through to the bright and spacious front-facing living room. Benefiting from a desirable south-facing aspect, the room is filled with natural light and has been tastefully finished, offering plenty of space for a range of furnishings. From the living room, access is provided to an exceptionally generous dining kitchen positioned to the rear of the property. Designed with both everyday living and entertaining in mind, the kitchen offers ample space for dining and direct access to the garden. It is fitted with a good range of wall and base units, stone-effect worktops, a tiled splashback surround, a sink with pull-out spray tap and a comprehensive selection of appliances, including an integrated gas hob and double oven, and a freestanding washing machine, tumble dryer, dishwasher, wine cooler and American-style fridge/freezer.

Upstairs, there are two well-proportioned double bedrooms, positioned to opposite aspects of the property. Both are similarly well presented, featuring attractive wood-effect flooring and built-in wardrobes with mirrored sliding doors. A further versatile bedroom is positioned to the front and provides an ideal space for use as a home office, study or occasional bedroom, depending on the purchaser's needs. Completing the accommodation is a contemporary shower room, fitted with a modern suite, tiled splashback walls and a ladder-style radiator.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Mayfield lies less than three miles from Dalkeith town centre and offers a broad selection of leisure and recreational facilities, such as Mayfield Leisure Centre, Ozone Action Sports, Ryze Edinburgh, and the nearby Newbattle Golf Course. The village benefits from a range of convenience shops, along with a choice of pubs and restaurants, and is well served by local primary and secondary schools.

Dalkeith itself provides a wider array of amenities, including a bustling high street and several supermarkets. Regular bus services from Westhouses Road connect Mayfield with Edinburgh and other towns and villages across Midlothian, while the nearby city bypass offers easy access to the A1 and the wider motorway network.





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