

OFFERS OVER £160,000

11 Hill Place

Dalkeith, EH22 5QD

drummondmiller
Solicitors & Estate Agents



- Well-Presented Three-Bedroom Mid-Terrace Villa in a Quiet Residential Setting
- Spacious living room
- Separate fitted kitchen with integrated gas hob
- Private front and enclosed rear gardens
- Quiet residential setting with on-street parking
- Epc C

Description

Drummond Miller is delighted to present this three-bedroom mid-terrace villa, offering spacious accommodation arranged over two floors.

The property opens into an entrance hall, leading to the generous living room, which provides a comfortable main reception space. The separate kitchen is fitted with a range of floor and wall-mounted units, an integrated gas hob and a door providing direct access to the enclosed rear garden.

Stairs from the hall lead to the first floor, where there are three well-proportioned bedrooms. The principal bedroom offers generous floor space, while the second and third bedrooms provide flexible accommodation. Completing the upper level is a shower room and useful storage cupboard.





Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

Garden and parking

The property benefits from private gardens to both the front and rear, with the enclosed rear garden accessed directly from the kitchen.

On-street parking is available.

Location

Mayfield is a popular Midlothian town situated within easy commuting distance of Edinburgh. The area offers a range of local shopping facilities, including small specialist shops serving the surrounding community. A wider selection of shops, banks, building societies and postal services can be found in nearby Dalkeith and Newtongrange, both of which are easily accessible. Regular bus services operate to Edinburgh city centre and surrounding areas, while the nearby city bypass provides convenient access to other parts of Edinburgh, Edinburgh Airport and the wider motorway network. A range of schooling is available within the surrounding area, from nursery through to secondary level.

Council Tax and EPC

Council Tax band B and has a C-rated Energy Performance Certificate.

Home Report

The property has been valued at £170,000 and a link to the Home Report is available from the ESPC website.

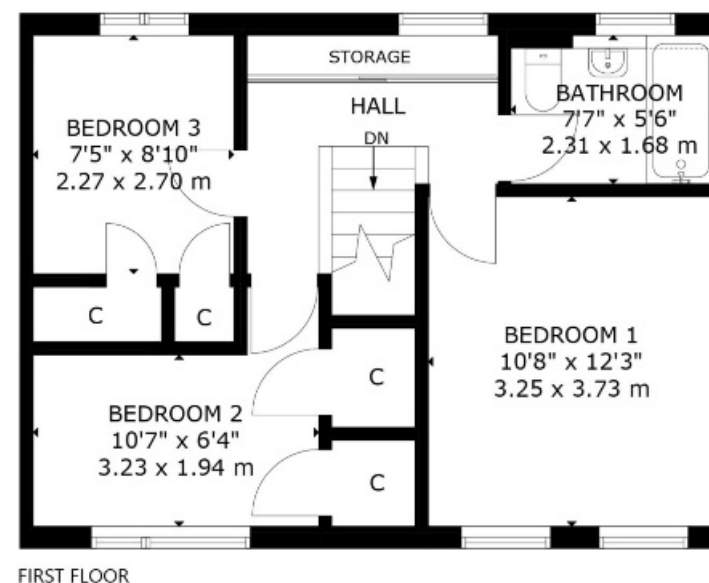
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





11 HILL PLACE, MAYFIELD, DALKEITH, EH22 5QD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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