

McDougall McQueen
solicitors & estate agents

32 Rowantree Road, Mayfield, Midlothian EH22 5HG

3 1 1 EPC









Welcome

Welcome to 32 Rowantree |Road, a bright and generously proportioned three bedroom semi detached home, occupying a desirable corner plot within a popular residential location close to a full range of amenities, including excellent schooling in Mayfield and Dalkeith. The property is presented in good clean condition, having been well maintained throughout the years by its long term owners, and offers superb, flexible family accommodation over two levels. The home benefits from double glazing, gas central heating, and external thermal cladding and render, ensuring enhanced energy efficiency and year round comfort. Externally, the property enjoys private garden grounds to the front, side, and rear, providing an ideal space for outside entertaining. A gated driveway further enhances convenience and security, offering excellent off street parking. Viewing should be conducted at your earliest convenience, as this property offers superb flexible family accommodation and represents excellent value in today's market.

- Superb location occupying a corner plot within a popular residential area
- Entrance hallway with store cupboard, open under stair storage, and stairs to the upper level
- Living and dining room with a window to the front and French doors to the rear
- Kitchen with a good range of base and wall units, and rear garden access
- Upper hallway with airing cupboard and loft access
- Family bathroom with three-piece white suite, bath with electric shower and folding shower screen, wc, and sink
- Three good sized bedrooms, all with built-in storage and wardrobes
- Double glazing, gas central heating, and external thermal cladding and render
- Private garden grounds to the front, side, and rear
- Gated driveway providing parking for two to three cars







Mayfield

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.



Extras

All floor coverings, light fittings, and blinds where fitted. All movable items, fitted appliances, 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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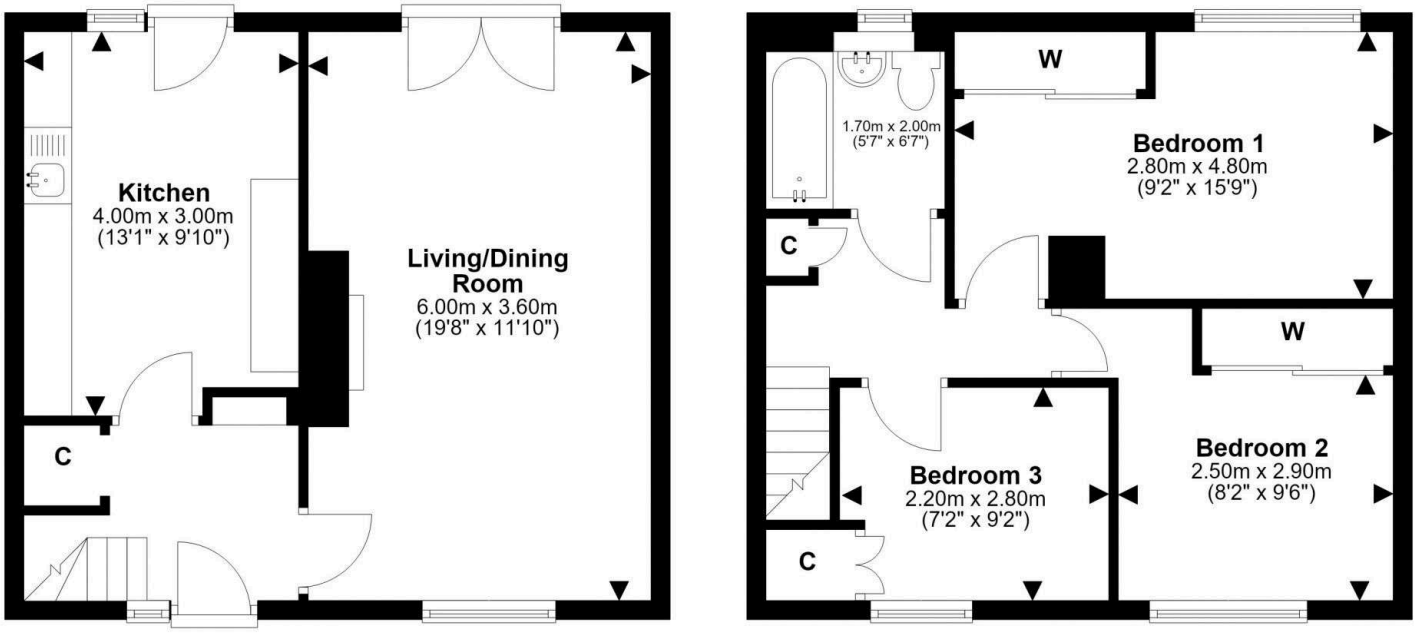
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

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.



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.