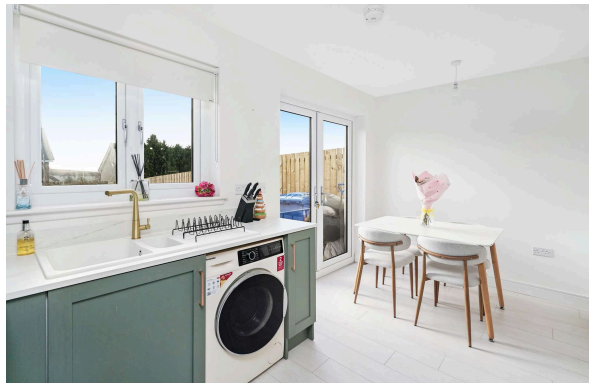


7 Heather Way,

MAYFIELD | DALKEITH | EH22 5DF

warners
solicitors & estate agents







7 Heather Way,

MAYFIELD | DALKEITH | EH22 5DF

Set on a quiet development in the popular town of Mayfield to the South of Dalkeith is this well presented two-bedroom mid-terraced home with front and rear gardens, views of Edinburgh Castle and the Pentlands and an allocated parking space.

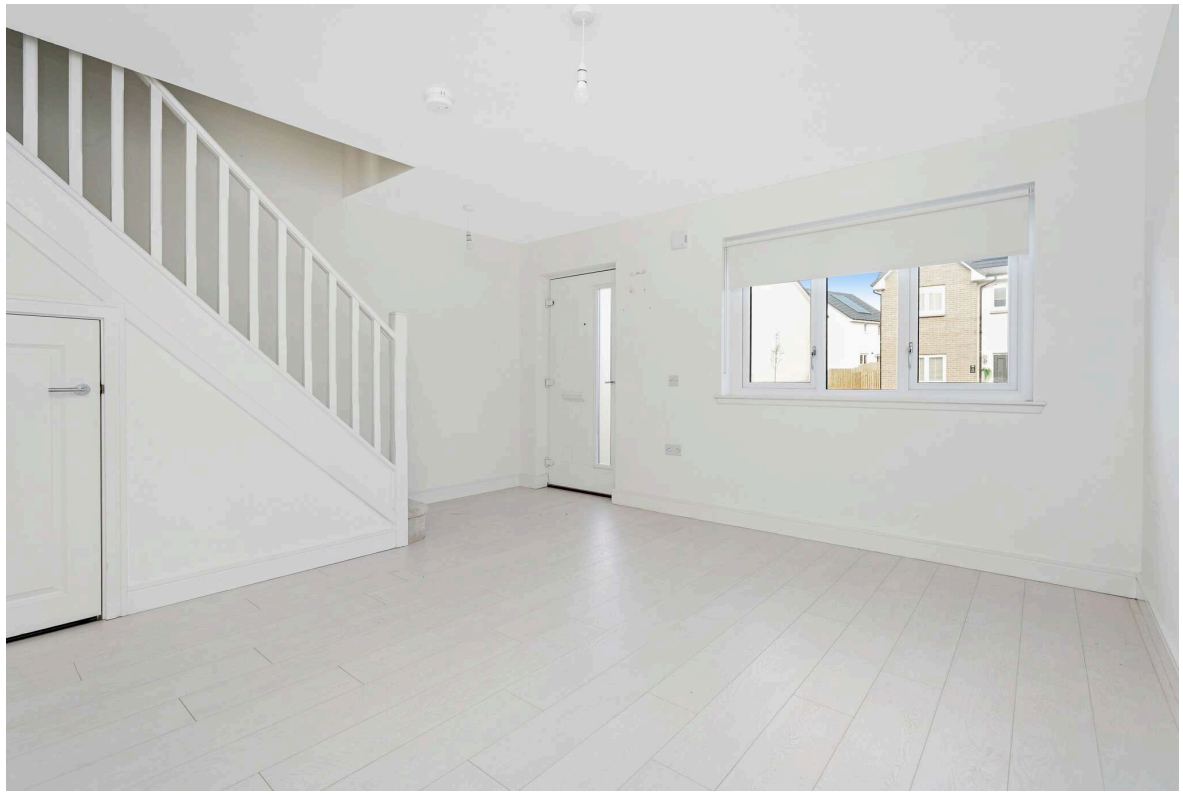
This property would make an ideal family home surrounded by quick transport links, excellent local amenities and vast open green spaces. This property occupies a pleasant situation on a well-tended modern development and comes with a well-maintained garden. The property is well planned and beautifully presented, with many pleasing features. Downstairs, the spacious living room is bright and spacious with under stair storage. The fully fitted dining/kitchen has patio doors into the rear garden and currently comprises an oven, electric hob and fan, washing machine, fridge/freezer and utility cupboard with tumble dryer. There is also a handy downstairs WC.

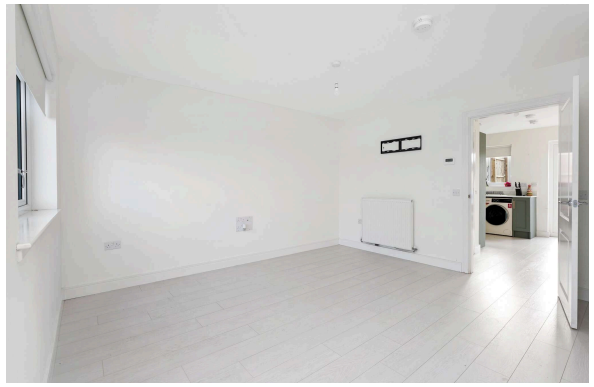
Upstairs there are two well-proportioned bedrooms, one with views of Edinburgh Castle and Arthur's Seat and the other with views of the Pentlands. Completing the accommodation is the bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, an attic, landscaped gardens and an allocated parking space at the front of the property.

- Entrance Hall
- Spacious living room
- Fully fitted dining/kitchen with access to the garden
- Two bedrooms, both with stunning views
- Stylish bathroom
- Landscaped garden
- Gas central heating, double glazing and attic
- Allocated parking space

Council Tax: C , Energy Rating: B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







Fixtures, fittings, blinds, tv bracket, dining table, drawers, and all appliances will be included in the sale.

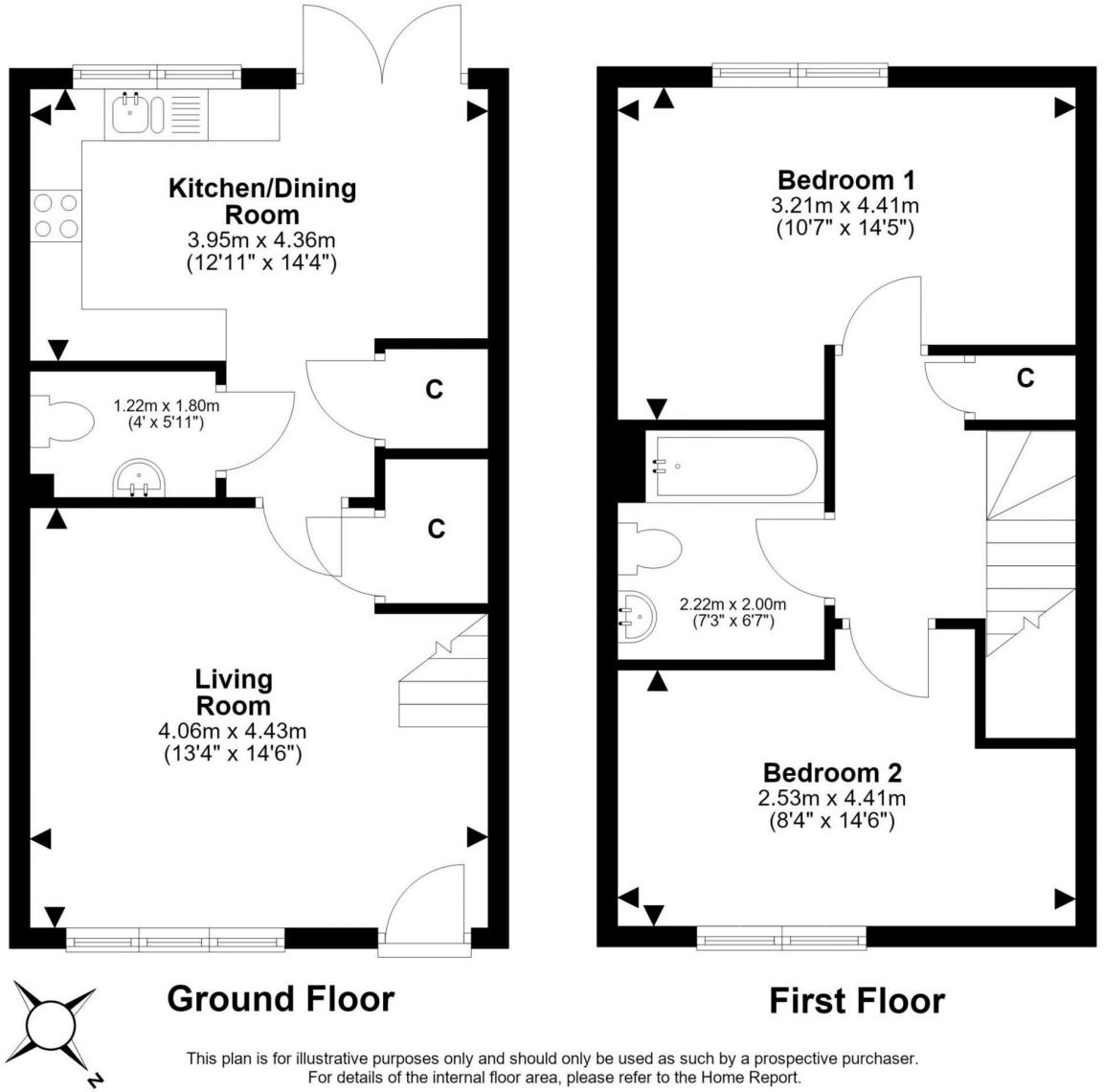
The Midlothian town of Mayfield lies to the south of Dalkeith in Midlothian. The property is well positioned to take advantage of a good range of shopping facilities in the vicinity, mainly small specialist shops serving the local community. Further shopping, banking and postal services can be found at nearby Dalkeith or Newtongrange, both locations being easily accessible. Regular bus services operate to Edinburgh city centre, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks. Schooling ranging from nursery through to secondary is within the vicinity.











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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com