

McDougall McQueen
solicitors & estate agents

40 D'Arcy Road, Mayfield, Dalkeith, EH22 5HH

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Welcome

Welcome to 40 D'Arcy Road, a bright and spacious family home that also represents an excellent opportunity for first-time buyers. We are delighted to bring to the market this well-presented two-bedroom semi-detached property, situated within a popular residential area of Mayfield, close to a range of local amenities, schooling, and transport links. The property is offered in good order throughout and provides excellent value in today's market. Further benefits include double glazing, gas central heating, and external thermal cladding with rendered finish, enhancing both comfort and energy efficiency. Externally, the home enjoys private gardens to the front, side, and rear, providing generous outdoor space for recreation, gardening, or entertaining. A gated driveway offers convenient off-street parking. Early viewing is highly recommended

- Hallway with stairs to the upper level and under stair store
- Spacious living and dining room with living flame gas fire and surround (not warranted) windows to both the front and rear
- Fitted kitchen with a range of base and wall units, gas cooker, and remaining white goods
- Upper hallway with store cupboard loft access provided by a loft ladder
- Main bedroom with front facing windows, full width fitted wardrobes, and over stair store
- Bedroom two with window to the rear
- Superb family shower room, large corner shower cubicle with overhead raindrop shower and shower attachment, wc, and sink with vanity unit
- Double glazing, gas central heating, and external thermal cladding and render
- Private garden grounds to front, side, and rear, ideal for outside entertaining
- Gated driveway for off-street parking







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

Included in the sale are: Floor coverings, light fittings, blinds where fitted, cooker, and remaining white goods. All movable items, appliances, free-standing white goods, and the gas fire, are deemed sold as seen and are not warranted by the seller.

Get in touch

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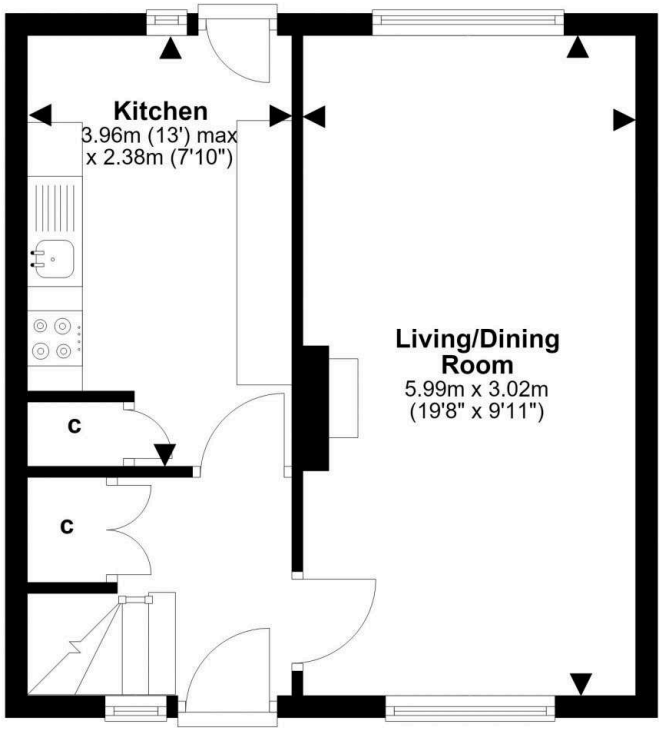
0131 240 3818

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

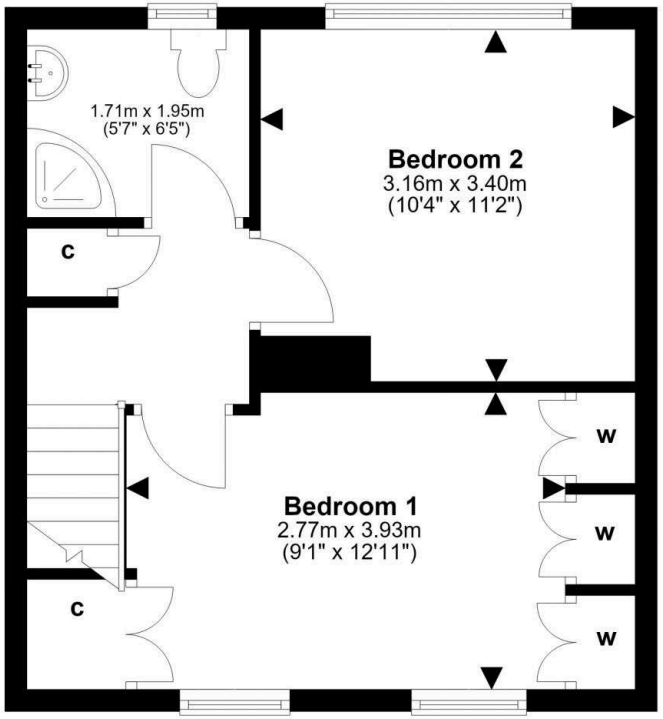
Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

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.



Ground Floor



First Floor

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.