

McDougall McQueen
solicitors & estate agents

17 Waverley Street, Mayfield, Dalkeith, Midlothian, EH22 5SD

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Welcome

Welcome to Waverley Street, this attractive two-bedroom end-terraced property is situated within the popular residential area of Mayfield, Dalkeith, and offers well-proportioned accommodation together with excellent outdoor space. A particular feature of the property is the generous garden space to both the front and rear, with the rear garden incorporating a substantial garden office, workshop or gym providing an ideal space for home working, hobbies or additional recreational use. Further benefits include a private driveway, EV charging point, with additional on-street parking also available. An excellent opportunity for first-time buyers, couples or small families, this property combines practical accommodation with particularly appealing outside space and the added versatility of a substantial garden office. An early viewing is recommended.

- Reception hallway
- Living/dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Floored attic accessed by a fixed ladder
- Double glazing installed 2021/22
- Gas central heating
- Private gardens front and rear
- Garden office or workshop
- Driveway with further on street parking available
- EV charging point







Mayfield

Mayfield is a popular residential area situated on the outskirts of Dalkeith, within the attractive Midlothian countryside and approximately eight miles south-east of Edinburgh City Centre. The area offers a good range of local amenities, with convenience shopping, a variety of independent retailers, cafés and everyday services available nearby. A wider range of shopping, leisure and recreational facilities can be found in neighbouring Dalkeith, while the nearby Straiton and Fort Kinnaird retail parks offer further extensive shopping opportunities. For outdoor enthusiasts, Dalkeith Country Park and Vogrie Country Park provide attractive surroundings for walking, cycling and family activities. The area is well placed for commuting, with regular bus services connecting Mayfield with Dalkeith, Edinburgh and surrounding Midlothian towns and villages. The City Bypass is also readily accessible, providing convenient links to Edinburgh and the wider motorway network. Nearby Borders Railway stations at Newtongrange and Eskbank offer an alternative route into Edinburgh and beyond. Mayfield therefore provides a convenient setting, combining a well-established residential community with good local amenities and accessible transport links.



Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.

Get in touch

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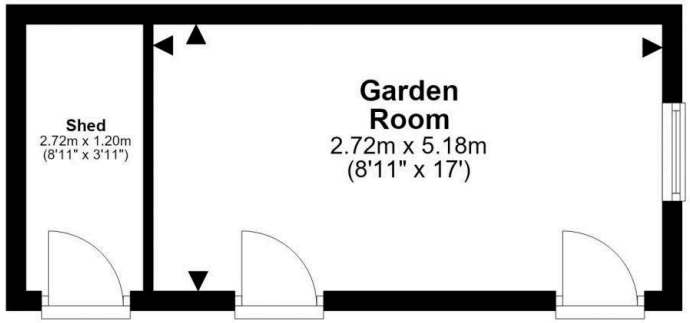
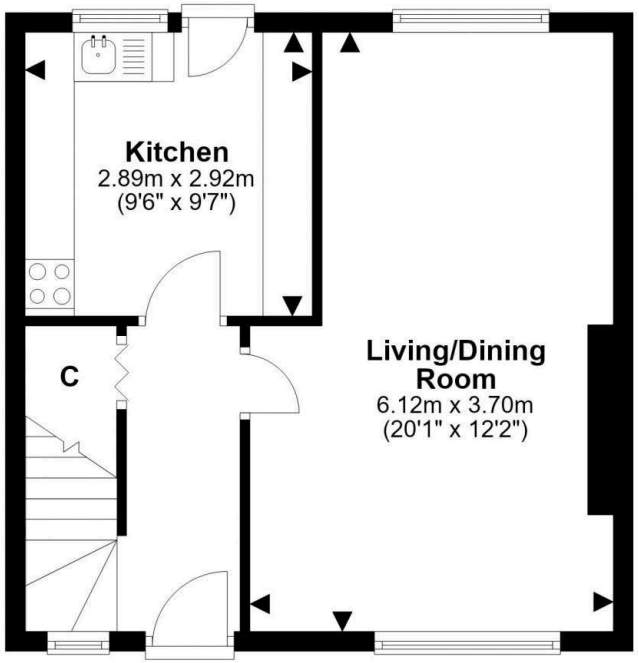
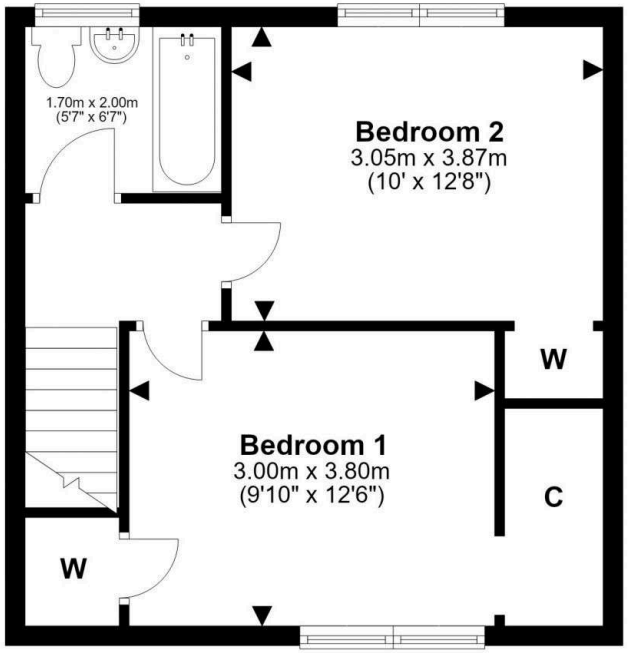
espc CHARTERED FIRM

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.