



## 47 Waverley Street, Mayfield, Dalkeith, Midlothian, EH22 5SB

Light and Tastefully Presented, Two-Bedroom, Mid-Terrace House, with Generous Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Light and tastefully presented, two-bedroom, mid-terrace house, with generous gardens. Set on an elevated plot, located in the established residential area of Mayfield, near Dalkeith, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Freshly prepared for the market, highlights include a modern, fitted kitchen, with a full range of appliances, gas central heating and double glazing. In addition, there are open skyline views, superb storage, including integrated wardrobes, and a loft space.

There is a low-maintenance garden to the front, whilst an enclosed rear garden incorporates a lawn, a patio and a shed.

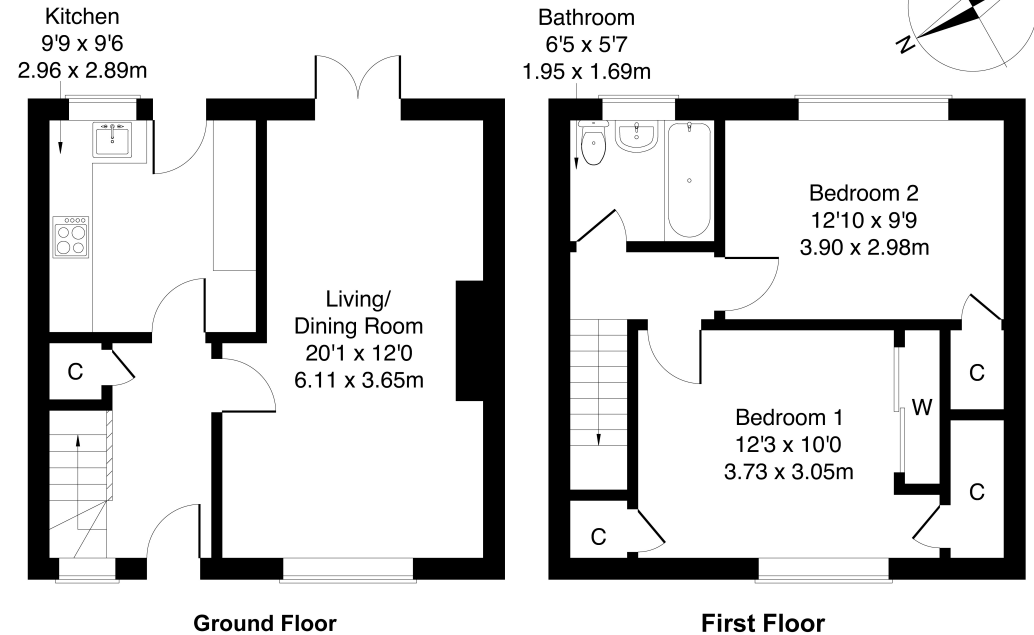
A welcoming entrance hall, with storage, is finished with light, neutral decor and modern, wood effect flooring and leads into a dual-aspect living and dining room on the right. Spanning the entire depth of the property, the well-proportioned reception space features a traditional fireplace and opens onto the garden, via French doors. Next door, a kitchen, with garden access, is fitted with wood-effect units, marble-effect worktops and metro-tiled splashbacks, whilst appliances include an integrated, eye-level double oven, a gas hob, a freestanding fridge/freezer and a washing machine.

Set to either aspect, upstairs, are two good-sized double bedrooms. Both bedrooms benefit from built-in cupboard storage, with the main bedroom further enjoying integrated, mirrored wardrobes.

Completing the home, a bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

**mov<sup>8</sup>** REAL ESTATE  
Estate Agents and Solicitors

**47 Waverley Street, Mayfield, Dalkeith EH22 5SB**  
Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Eskbank and Dalkeith are situated in Midlothian, some eight miles from Edinburgh city centre, and offer excellent local amenities throughout, including Morrison's and Lidl supermarkets. Conveniently located, the city bypass can be reached in a few minutes, providing excellent commuter links to central Edinburgh, the surrounding areas, and to some of Edinburgh's largest retail parks. Straiton

Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores. With good local schooling available from primary to secondary level, the area benefits from a regular public transport service operating to and from Edinburgh and beyond.





### Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

### Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

