



80 Westhouses Road, Mayfield, Dalkeith, Midlothian, EH22 5QS

Tastefully Presented and Spacious, Three-Bedroom, End-Terrace House

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Property Description

Tastefully presented and spacious, three-bedroom, end-terrace house, with gardens and a driveway. Set on a corner plot, located in the established residential area of Mayfield near Dalkeith, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, a versatile store room and a shower room.

Highlights include a kitchen with appliances, a modern bathroom and good storage spaces, including a loft. In addition, there is modern gas central heating and double glazing, with leafy views including a skyline view to Fife.

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

The terrace has been upgraded with modern external wall insulation, and there is a residents' car park to the rear.

A welcoming entrance hall, fitted with modern, wood-effect flooring and with access to a large store room, leads into a bright, dual-aspect reception room on the left. Enjoying tasteful presentation and a feature fireplace, the versatile room offers plenty of space for both comfortable lounge as well as dining table and chairs. Leading off the living and dining room, a kitchen enjoys separate hall access and opens onto the rear garden. Fitted with neutrally toned units, worktops and splashback tiling, appliances include a freestanding cooker, a fridge/freezer, a dishwasher and a washing machine.

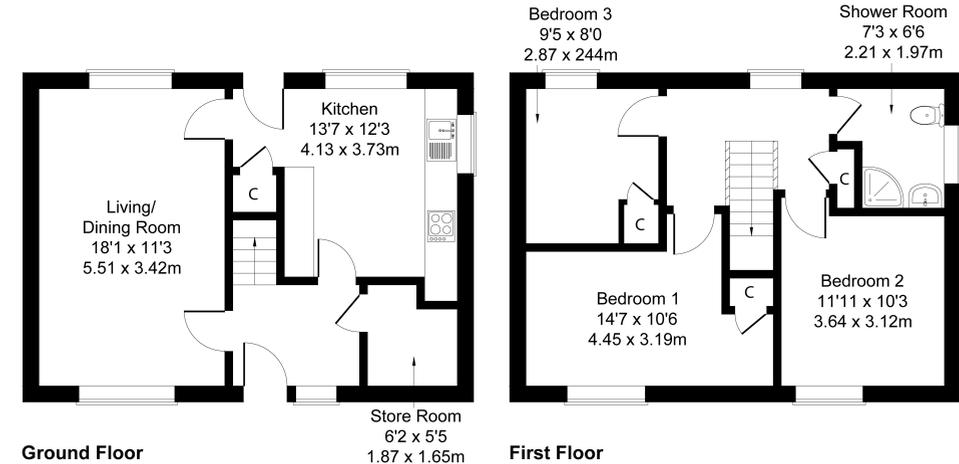
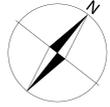
Upstairs, three good-sized bedrooms are carpeted for comfort and provide flexible space for freestanding bedroom furniture and storage, with two of the bedrooms further benefiting from built-in cupboards.

Completing the accommodation, a bright shower room comprises a corner shower cubicle, a two-piece suite, vanity storage, a chrome ladder-style radiator and splash panel walls.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



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

Area Description

Mayfield is located less than three miles from the centre of Dalkeith, and offers a variety of leisure and recreation facilities, including the Mayfield Leisure Centre, Ozone Action Sports, Ryze Edinburgh, and nearby Newbattle Golf Course. The village has a range of convenience shopping along with a choice of pubs and restaurants, and the area also offers good primary and secondary schooling locally. The popular town of Dalkeith

additional amenities and services, and has a thriving high street along with various supermarkets. There is a regular bus link from Westhouses Road operating to and from Edinburgh and the neighbouring Midlothian towns and villages, and the city bypass is within easy reach, linking with the wider motorway network and the A1.





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