



4 Blackcot Avenue, Mayfield, Dalkeith, Midlothian, EH22 5RU

Immaculately Presented and Spacious, Three-Bedroom, Mid-Terrace House

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Property Description

Immaculately presented and spacious, three-bedroom, mid-terrace house, with gardens and a driveway. Set back from the road and adjacent to a shared green, located in an established residential area of Mayfield, near Dalkeith, Midlothian.

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

Ready to move in, highlights include a stylish integrated kitchen, contemporary flooring and lighting, and light, tasteful decor. In addition, there is gas central heating, double glazing, good storage provision, and skyline views of the Pentland Hills and Edinburgh.

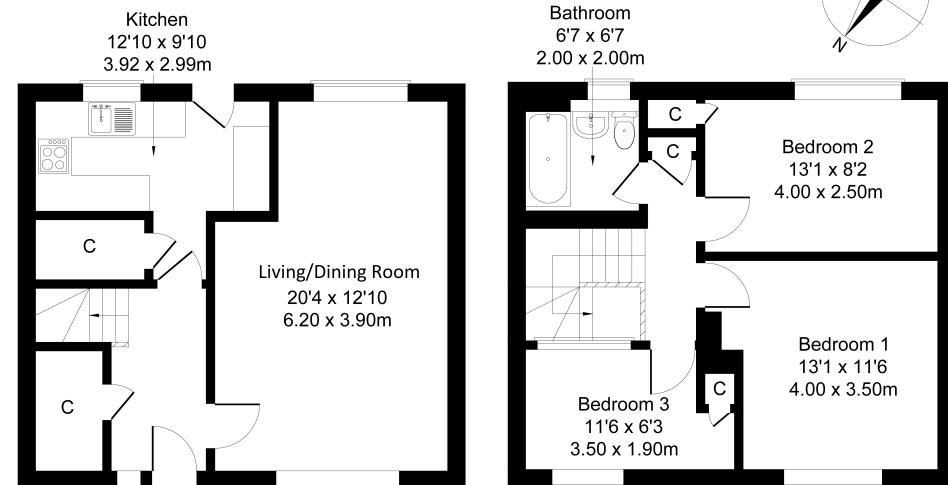
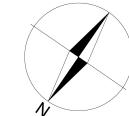
There are low-maintenance patio gardens to both aspects, whilst to the rear is a shed and a gate to a mono-blocked driveway.

A welcoming reception hall gives access to both public rooms and to two deep storage cupboards, whilst modern, wood-effect flooring continues into the living room. The spacious, dual-aspect lounge also offers space for dining furniture, and features a wall-mount TV point, and a stylish, wall-integrated electric fireplace. With a door to the rear garden, the bright, modern kitchen includes recessed spot lighting, wood-effect worktops, a tiled surround, a sink with a drainer, an integrated fridge/freezer, a washing machine, an electric oven, an induction hob and a canopy.

On the first floor, three good-sized bedrooms offer flexible, family accommodation, and include matching carpeted flooring and pendant light fittings. With a rear-facing window, the fully-tiled family bathroom has recessed spot lighting, and a three-piece suite, with a shower unit over the bath and a ladder-style radiator.

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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Ground Floor

First Floor

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

Area Description

Mayfield is an area of Edinburgh approximately one mile southeast of the city centre. The affluent Mayfield area lies in close proximity to Edinburgh University, The Royal Infirmary, Scottish Parliament and the Royal Commonwealth Pool. There is an extensive choice of shops, contemporary bars and restaurants, whilst the Cameron Toll Shopping Centre offers a variety of high-street shops and a Sainsbury's superstore all under one

roof and is open seven days a week. Neighbouring Dalkeith offers a wider range of facilities including a modern Tesco supermarket. Large open green spaces can be found at the Meadows and Holyrood Park offering access to Arthur's Seat and the Salisbury Crags. The area also enjoys an excellent bus service and ease of access to the city bypass and main motorway networks.





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