



52 Westhouses Road, Mayfield, Dalkeith, Midlothian, EH22 5QP

Beautifully Presented, Three-Bedroom End-Terrace Home with Private Gardens

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Property Description

Situated within a convenient development in Mayfield, near Dalkeith, this beautifully presented three-bedroom end-terrace home with private gardens. Comprises an entrance porch, living room, kitchen, three flexible bedrooms, a family bathroom and a ground floor shower room.

Highlights include a stylish integrated kitchen, a modern bathroom, contemporary flooring and lighting, with neutral decor throughout.

In addition, there is gas central heating, double glazing, multiple wall-mounted TV points and good storage provision. Externally, the property boasts two private enclosed gardens, which include decking and two paved patios.

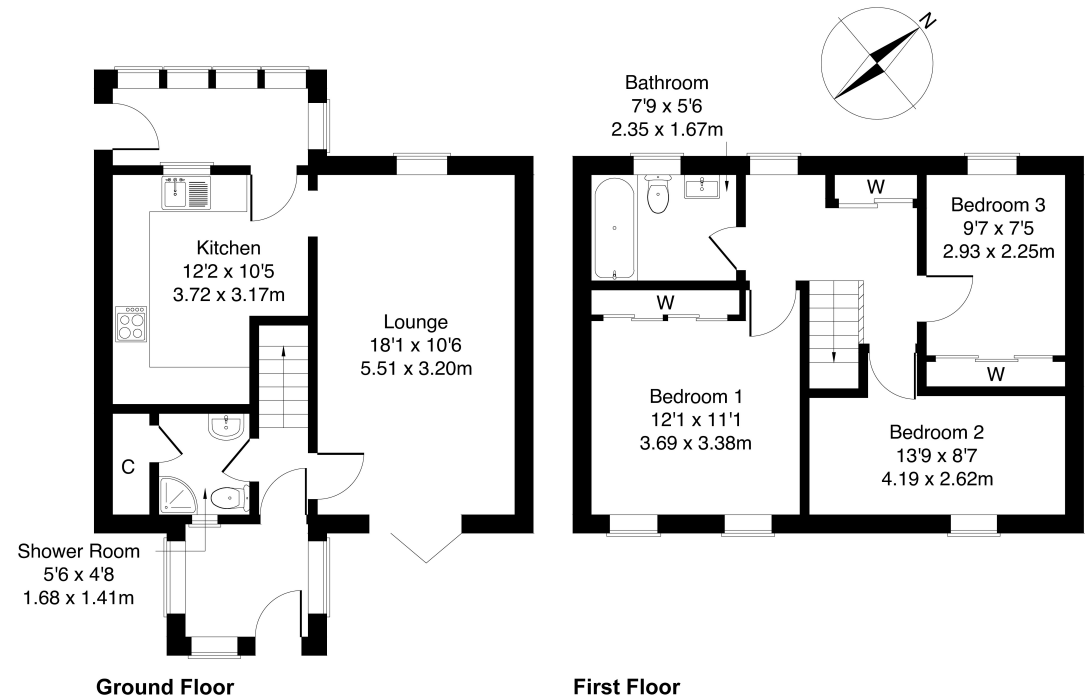
This beautifully presented home offers a warm welcome through its entrance porch, leading to all ground-floor rooms. The spacious living room features plush carpeted flooring, two central light fittings, a wall-mounted TV point, and elegant French doors that open directly onto the front garden, creating a bright and airy space for relaxing or entertaining. The modern fitted kitchen is both stylish and functional, complete with a sink and drainer, wood-effect flooring and worktops, spotlighting, and a convenient breakfast bar. Integrated appliances include an oven and electric hob with a sleek canopy extractor above. A handy ground-floor shower room is positioned next to the staircase for added convenience.

Upstairs, you'll find three generously sized, carpeted bedrooms. Bedrooms one and three offer built-in storage, with bedroom one further enhanced by mirrored sliding wardrobes. The contemporary family bathroom boasts a sleek three-piece suite, a rainfall shower over the bath, chic stone-effect flooring, a matching splashback surround, and a modern ladder-style radiator.



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Approximate Gross Internal Area: (926 sq ft - 86 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 provides 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. Additionally, the rail line from Newtongrange offers a direct connection into Edinburgh, providing an easy commuting option.





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