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14 Conifer Road, Mayfield, Dalkeith, Midlothian, EH22 5BZ

Spacious, Three Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

Light, tastefully presented and spacious, three-bedroom, mid-terrace house, with a garden and a double driveway. Located in the established residential area of Mayfield near Dalkeith, Midlothian.

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

Highlights include a stylish modern kitchen and bathroom, contemporary lighting, and light tasteful decor ready-to-move-in. In addition, there is gas central heating, double glazing, and good storage provision including bedroom stores and a loft.

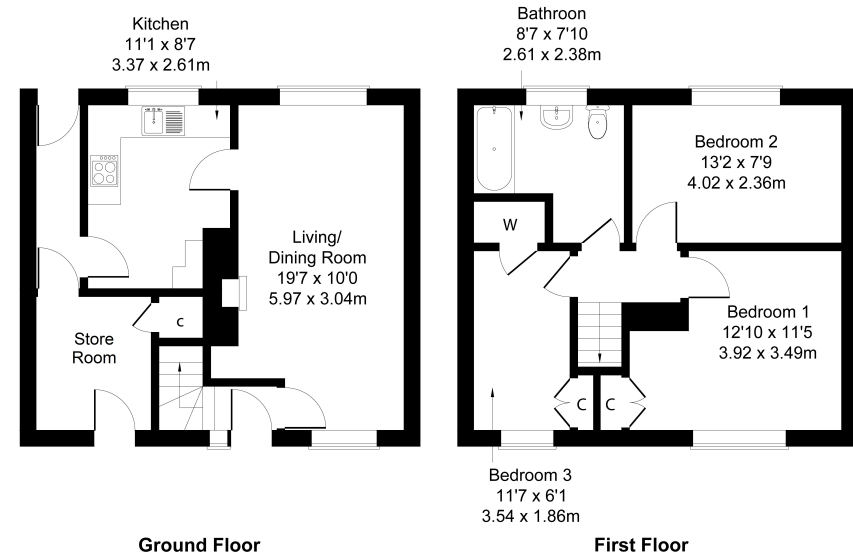
Externally, there is a mono-blocked double driveway to the front; whilst a professionally landscaped rear garden includes a synthetic turf lawn, a patio and a storage shed.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall, and to the front-facing living room featuring a dual-aspect, carpeted flooring, a wall-mount TV point, two light fittings with a ceiling rose, an open-press with shelves, and ample space for a dining area. Set off, to the rear, the kitchen is fitted with modern gloss units, a sink with drainer; with appliances including an integrated oven, electric hob, microwave, fridge/freezer and washing machine. Whilst a rear hall affords access to the garden and a front-set store room/entrance hall which gives further access to the front, and offers a flexible space and a built-in storage cupboard.

On the upper hall, bedroom one is set to the front with carpeted flooring and a built-in cupboard; whilst two further carpeted bedrooms are set to opposite aspects, similarly well-finished, with bedroom three featuring a built-in cupboard and wardrobe. Completing the accommodation, the bathroom is set to the rear, fitted with a modern three-piece suite including a rainfall shower over the bath, modern panel splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (872 sq ft - 81 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.





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