



Estate Agents and Solicitors

71 Oak Place, Mayfield, Dalkeith, Midlothian, EH22 5LY

Light & Immaculately Presented, Two-Bedroom, End-Terrace Home

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Property Description

Light and immaculately presented, two-bedroom, end-terrace home, with gardens. Located in an established residential area with a semi-rural position, in the Mayfield area of Dalkeith, Midlothian.

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

Highlights include a stylish fitted kitchen and bathroom suite, contemporary flooring, lighting and radiators, and excellent storage including a loft space.

With an elevated position offering exceptional first-floor skyline views, there is also gas central heating, double glazing, and underfloor heating for the bathroom.

There are professionally landscaped gardens to both aspects, featuring synthetic turf lawns and patios, whilst the pavement is lowered offering potential for a driveway.

The hall gives access to both public rooms and to the carpeted stairway with LED feature lighting. Set to the westerly facing aspect is a good-sized public room which includes a feature wall with integrated spotlighting, carpeted flooring, plain coving, a built-in store cupboard, and a door to the garden.

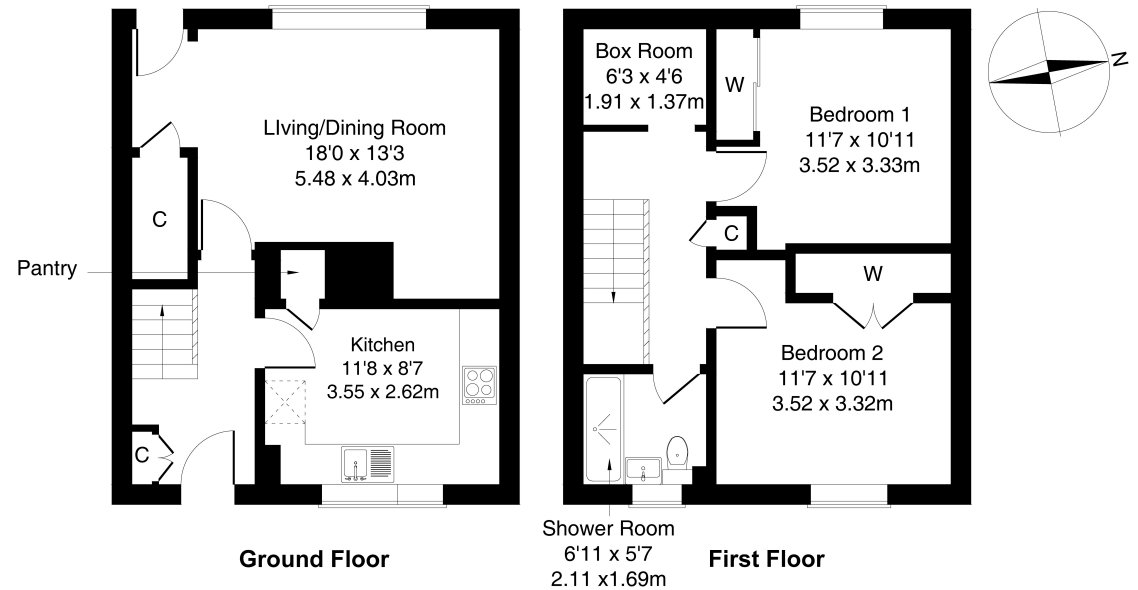
To the easterly-facing aspect is the kitchen, with space for a dinner/breakfast table, a built-in store cupboard, recessed spotlighting, and modern flooring continuing from the hall. Stylish fitted units include gemstone effect worktops with matching upstands, a sink with drainer, and an integrated electric oven and induction hob.

On the first floor, two well-proportioned bedrooms are set to each aspect and include carpeted flooring and built-in wardrobes. Whilst completing the accommodation, a modern shower room has a fitted suite, a walk-in cubicle with a mains mixer shower, tiled walls and flooring, and recessed spotlighting.



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Approximate Gross Internal Area: (807 sq ft - 75 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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