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11 Bevan Road

Mayfield, Dalkeith, EH22 5QE



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EPC

C



FREEHOLD

“A lovely mid terraced house, set in a quiet residential area and is offered to the market in good order throughout.”

Description

Clancy's Solicitors and Estate Agents are delighted to present this lovely 2-bedroom mid terraced house, set in a quiet residential area, located in Mayfield, near Dalkeith. The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge/dining room, a fitted kitchen, two good sized light and airy double bedrooms both with fitted wardrobes and a contemporary shower room with white three-piece suite with glass shower cubicle. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the front and rear with a communal side vennel. There is on street parking available to the rear of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.

Extras

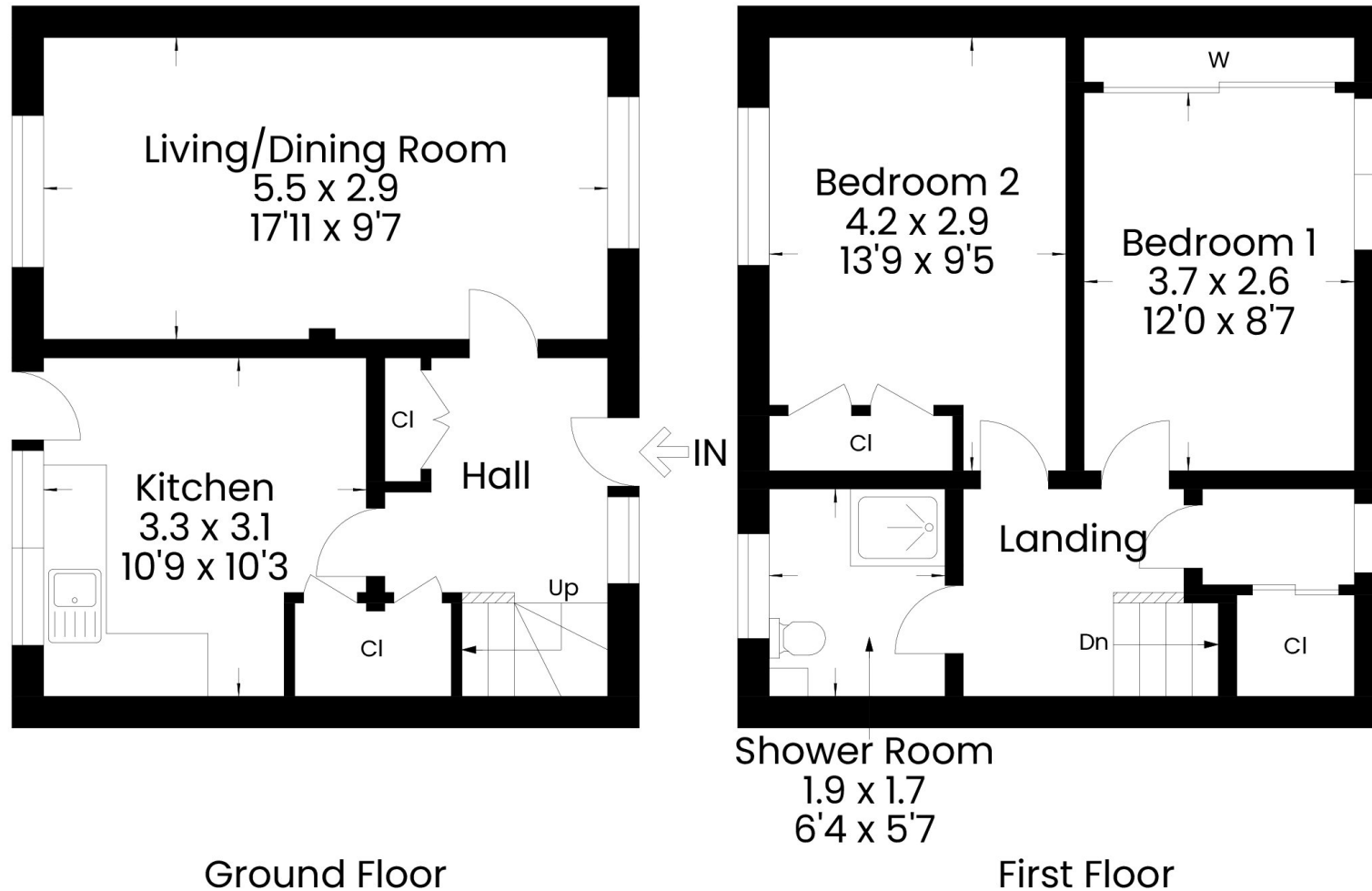
All fitted floor coverings and the summer house in the garden.

Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- Upper landing
- 2 Bedrooms
- 1 Shower room
- Gas central heating
- Double glazing
- Good storage facilities
- Private gardens to front and rear with a communal side vennel
- Summer house
- On-street parking
- EPC rating - C
- Council Tax Band - B
- Tenure - Freehold







Ground Floor

First Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.