



4 John Humble Street Mayfield, Dalkeith EH22 5QZ

**Superb Detached Family Home With Private Gardens
Now Requiring Upgrading And Decoration**

- Entrance Vestibule/Hall • 2 Public • Conservatory • 4 Bedrooms•
- En suite Bathroom • Fitted Kitchen/Breakfastroom • Showerroom•
- Gas central heating • Double glazing • Private gardens • Garage•



Description

Set within mature private gardens, this extended detached villa with rear southerly open aspect offers spacious family accommodation pleasantly located within the popular Mayfield district on the periphery of Dalkeith, convenient to wide ranging amenities, schools and transport links.

The bright, well-proportioned interior over two floors comprises: entrance vestibule/hall, lounge/bedroom 5, familyroom with conservatory off, four comfortable bedrooms/one en suite, large fitted kitchen/breakfastroom with appliances and showerroom. While comfort is assured by means of gas central heating and double-glazed windows, upgrading and decoration are now required providing superb scope to restyle the interior. There is also excellent storage and sizeable gardens to the front, side and rear of the property with a side driveway leading to a single integral garage. All fitted floor coverings, curtains and light fittings are included in the sale.

Location

Mayfield has become increasingly popular in recent years, this is partly due to easy commuting

to Edinburgh City Centre while conveniently situated for access to the city by-pass linking with major motorway networks. Mayfield/Dalkeith provide an excellent range of amenities including shops, banking & post office services and schools catering for all age groups. Recreational facilities in the vicinity include a leisure centre, library, arts centre, parks, golf courses and pleasant walks in and around the area. A regular public transport service is also available with train services operating from neighbouring Newtongrange and Eskbank.

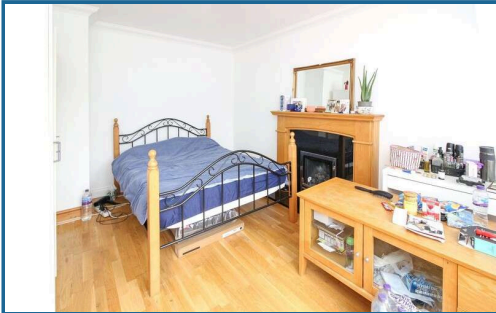
Price And Viewing

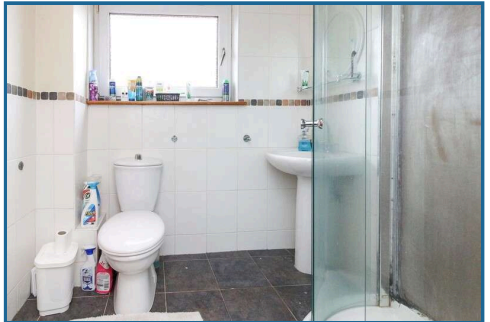
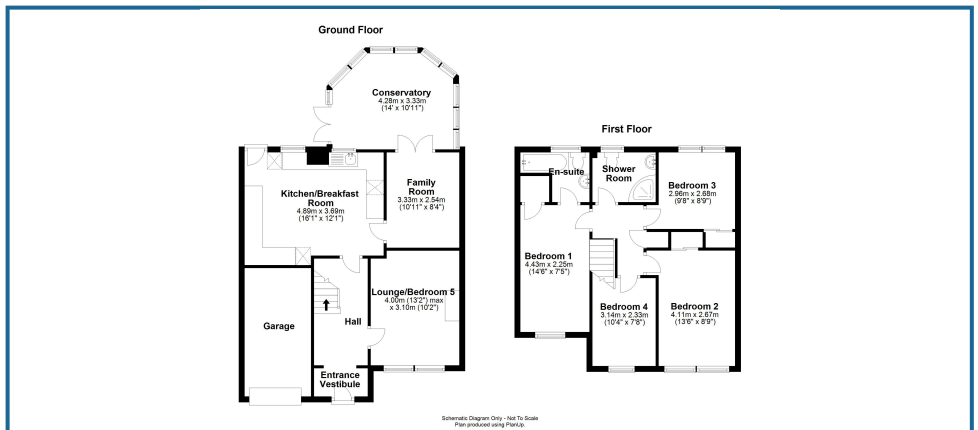
For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating

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As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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