

campbell  
smith

31 Kippielaw Park,  
Mayfield, Dalkeith,  
EH22 5AL



- Good sized mid terraced villa in popular area
- Ideal family accommodation
- Sitting room
- Dining kitchen
- Front lobby ideal as home office
- 3 bedrooms – 2 with built-in storage
- Modern, stylish shower room
- Gas central heating (c.2022)
- Double glazing
- Front garden & generous rear garden

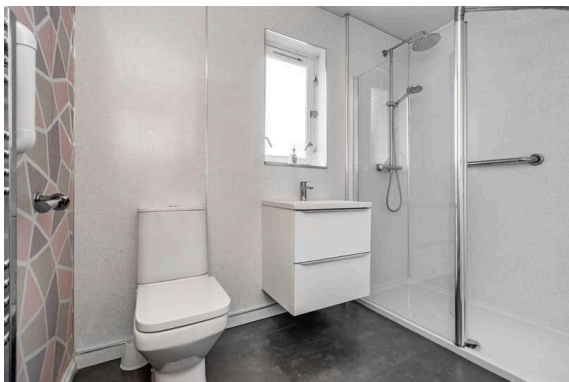
Fixed Price : £140,000







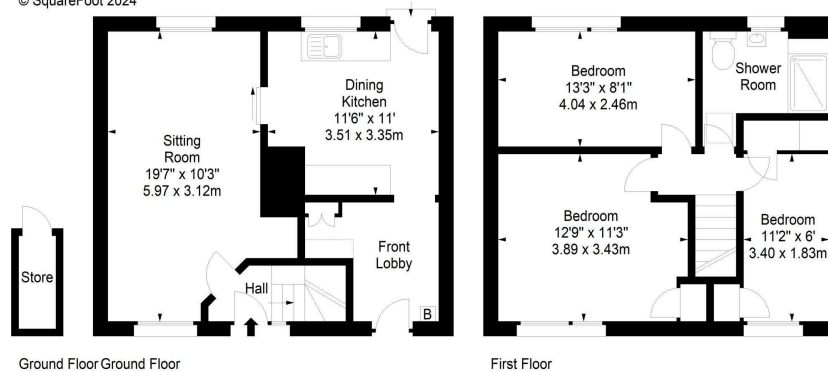




Kippielaw Park, EH22 5AL



Approx. Gross Internal Area  
871 Sq Ft - 80.92 Sq M  
Store  
Approx. Gross Internal Area  
16 Sq Ft - 1.49 Sq M  
For identification only. Not to scale.  
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Extras  
No warranty is given regarding the systems or any appliances



Buses  
Easthouses Road - 3, 48, X33



Shops  
Nisa & Scotmid stores on Mayfield Place, Dalkeith High Street, Morrisons, Lidl in Dalkeith, Tesco at Hardengreen



Schools  
Lawfield PS, St Luke's RC PS, Newbattle High School, St David's RC HS



Parking  
On street



Council Tax Band - B



EPC - C



Factor  
None



Viewing  
Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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