



Stevenson Marshall
Property & Law

6 Lawfield Road
Mayfield, Dalkeith, EH22 5AB

Offers around £145,000

6 Lanfield Road, Mayfield

A well proportioned mid terraced villa with open outlooks and generous mature gardens.

There is a good internal layout which includes a reception hallway, lounge, dining area, kitchen, upper landing, 3 bedrooms and wet room.

Gas central heating and double glazed windows are installed and the property offers excellent storage and a flexible layout.

Lounge: 5.81m X 3.08m (16'9 x 10'10)
Dining area: 3.48m x 2.86m (11'4 x 9'3)
Kitchen: 3.05m x 2.78m (12'9 x 9'12)
Upper landing
Bedroom 1: 3.54m x 3.38m (11'6 x 11'0)
Bedroom 2: 4.02m x 2.75m (13'8 x 9'0)
Bedroom 3: 3.41m x 1.86m (11'2 x 6'10)
Wet room: 2.62m x 2.45m (8'5 x 8'3)

The gardens are mainly paved for ease of maintenance and offer a large patio area, garden shed/workshop, shrubs, raised decking and drying facilities.

Mayfield is situated on the outskirts of Dalkeith and lies approximately eight miles from the city of Edinburgh. It is surrounded by open countryside and offers excellent local amenities in its own right, including shopping, schooling and access to a fast road network. A regular bus service operates.

Viewing: An appointment to view can be made by calling selling agents on 01383 721141.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.



Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.



Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller

41 East Port, Dunfermline, Fife, KY12 7LG
Telephone: 01383 - 721141 DX DF80 Dunfermline
Email: reception@stevenson-marshall.co.uk
www.stevenson-marshall.co.uk

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