

7 Myrtle Grove

MAYFIELD, MIDLOTHIAN, EH22 5BE



*SPACIOUS TWO BEDROOM END
TERRACED HOUSE IN MAYFIELD*



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McEwan Fraser Legal is delighted to present this two-bedroom end terraced house in the popular Midlothian town of Mayfield. The house sits on a generous plot and has been well looked after.

Inside, the property comprises of a spacious living area which is flooded with natural light and offers various possibilities for furniture arrangements.





The fully equipped kitchen with freestanding appliances, gas combi boiler and access to the private rear garden.





The property offers two generous double bedrooms and free-standing storage options.





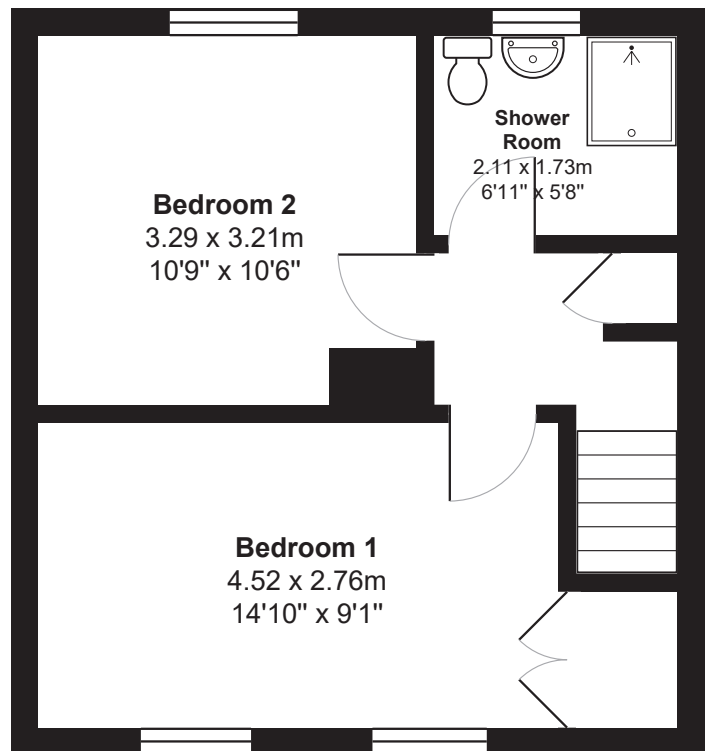
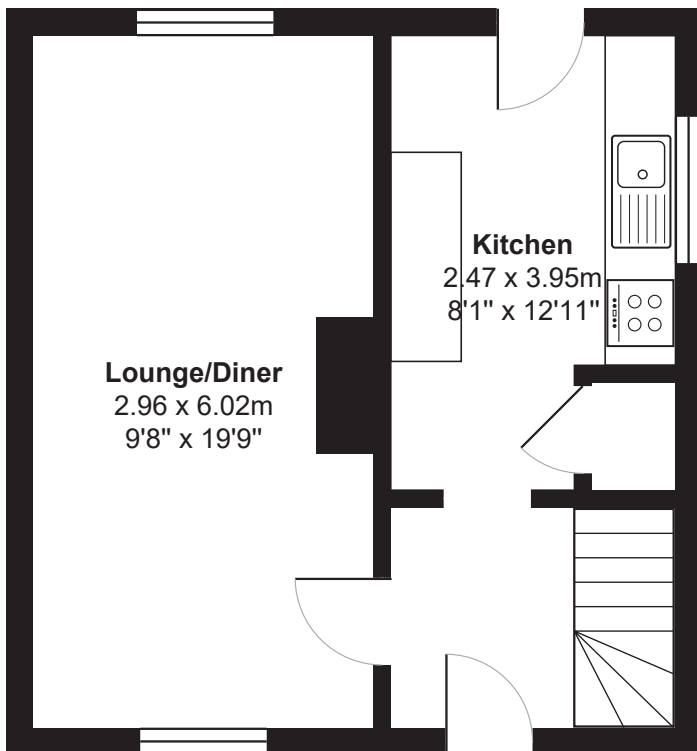
Bedroom 2





There is one main shower room which is modern and fitted with a mains shower and white three-piece suite.





Gross internal floor area (m²): 67m²

EPC Rating: C



In addition to this, the house further benefits from a private front side and rear garden, on-street free parking, Gas central heating and modern double-glazed windows, making for a cosy, cost-effective home, year-round.



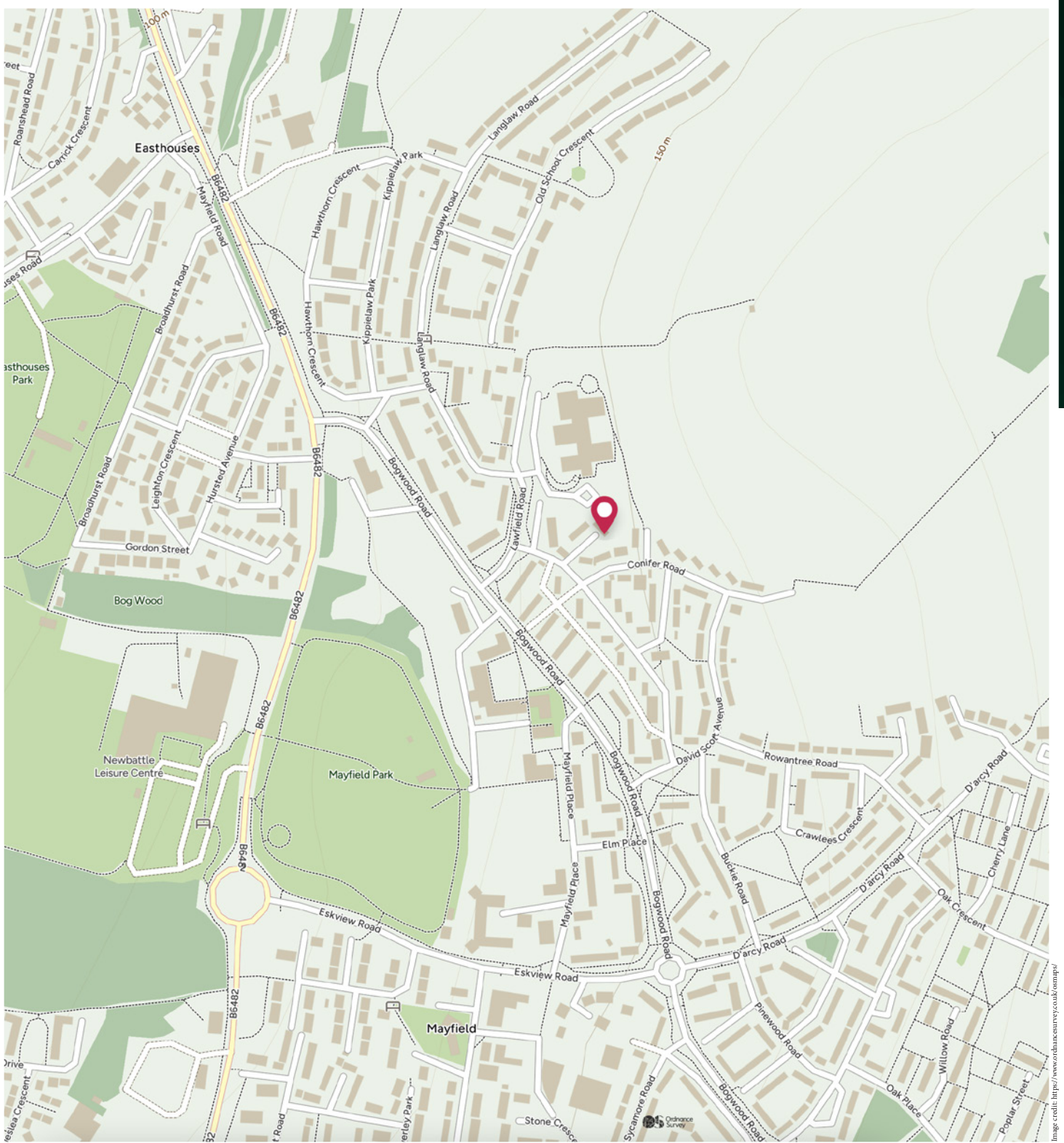


Mayfield is situated on the outskirts of Dalkeith and lies approximately eight miles from the city of Edinburgh.

Mayfield itself is quite independent, providing a variety of local shops as well as banking and postal services. There is a Scotmid supermarket located here and there are also chemists, butchers, bakers and everything can be expected to satisfy most normal daily requirements. There is a choice of dentists and a substantial Doctor's Group Practice. The local leisure centre has its own five-a-side football pitch and provides many other leisure facilities.

Mayfield has its own nursery school, primary schools and for secondary education there is Newbattle High School locally or Dalkeith High School a short bus journey away.

It is a very simple matter to travel down into Dalkeith and people travel from a wide radius to take advantage of everything that Dalkeith can provide, being the main commercial and shopping centre for this part of Midlothian.



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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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Professional photography
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Layout graphics and design
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