

54 Langlaw Road

MAYFIELD, DALKEITH, MIDLOTHIAN, EH22 5AS



SPACIOUS 3-BEDROOM MID-TERRACED FAMILY HOME WITH DRIVEWAY & LARGE PRIVATE GARDEN



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McEwan Fraser Legal is delighted to present this spacious 3-bedroom mid-terraced property, perfect for modern family living. Situated in a popular residential area of Mayfield this home offers the ideal blend of style, comfort, and practicality.

Step inside to discover a bright and airy interior, featuring a generously sized living area perfect for relaxing or entertaining.





The heart of the home is the contemporary kitchen, finished to a high standard with modern fittings, ample storage, and quality appliances—ideal for family meals or hosting friends.







Upstairs, you'll find three well-proportioned bedrooms offering flexible space for a growing family, home office, or guest accommodation. The modern family bathroom is tastefully designed with stylish fixtures and fittings.



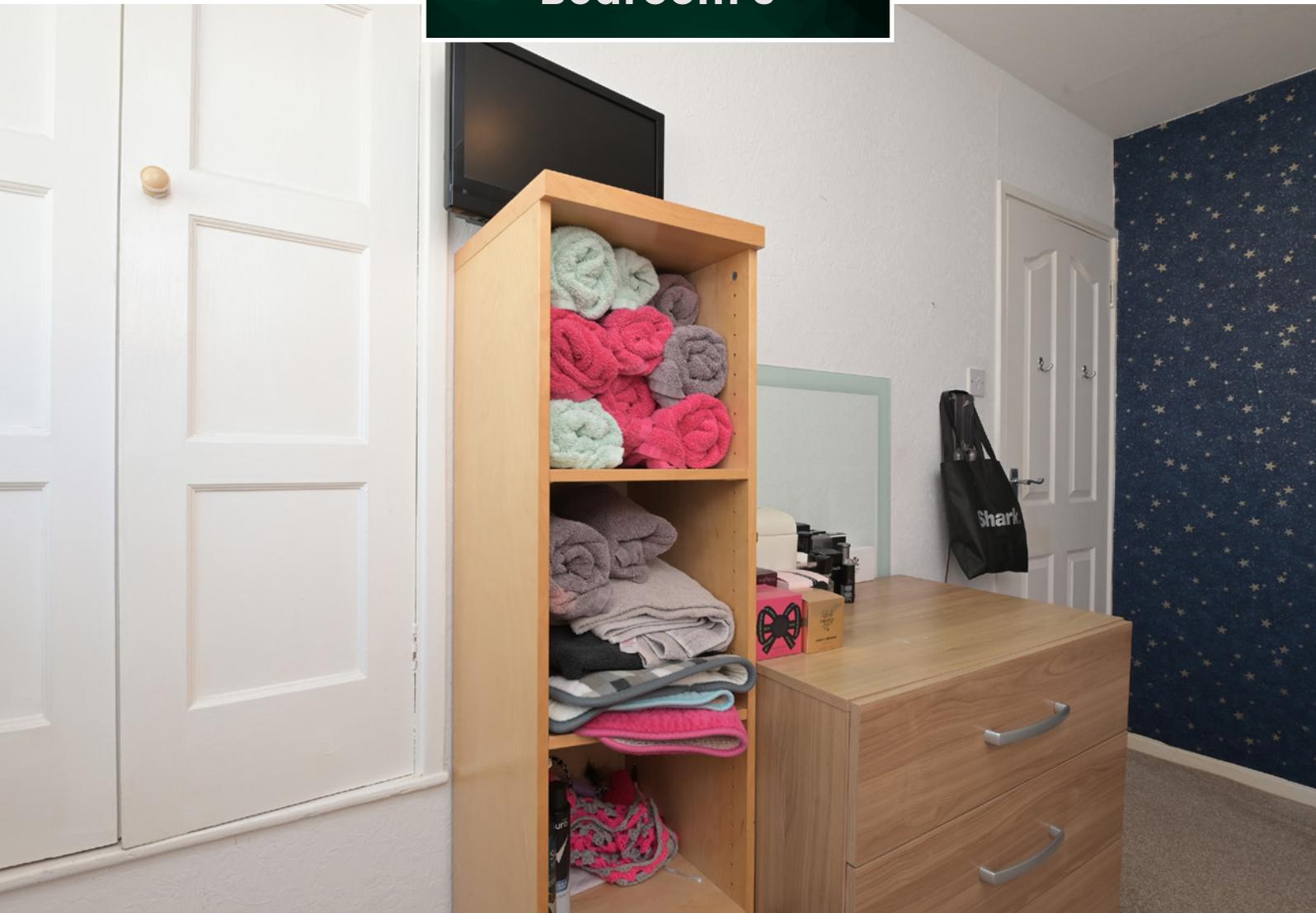


Bedroom 2

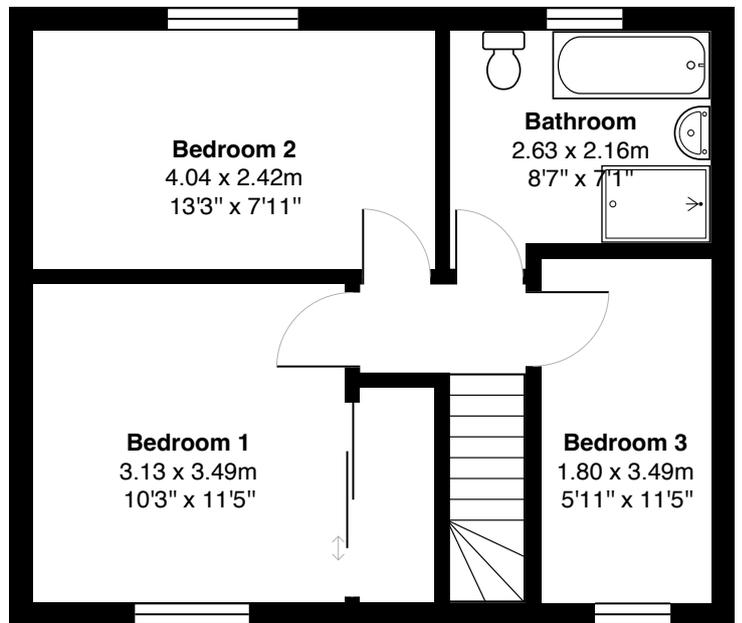
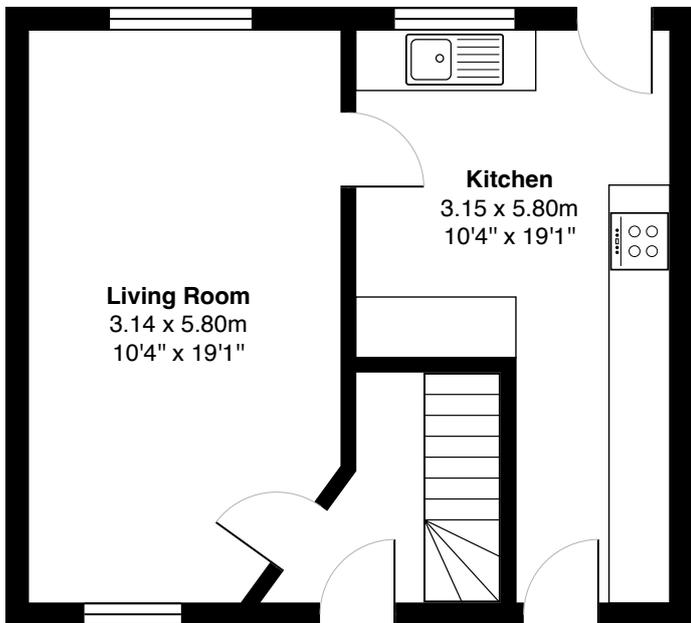




Bedroom 3







Gross internal floor area (m²): 81m²

EPC Rating: C



Outside, the property boasts a driveway providing convenient off-road parking, while to the rear, a large private garden offers a fantastic outdoor space—perfect for children to play, summer gatherings, or simply unwinding in peace.





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

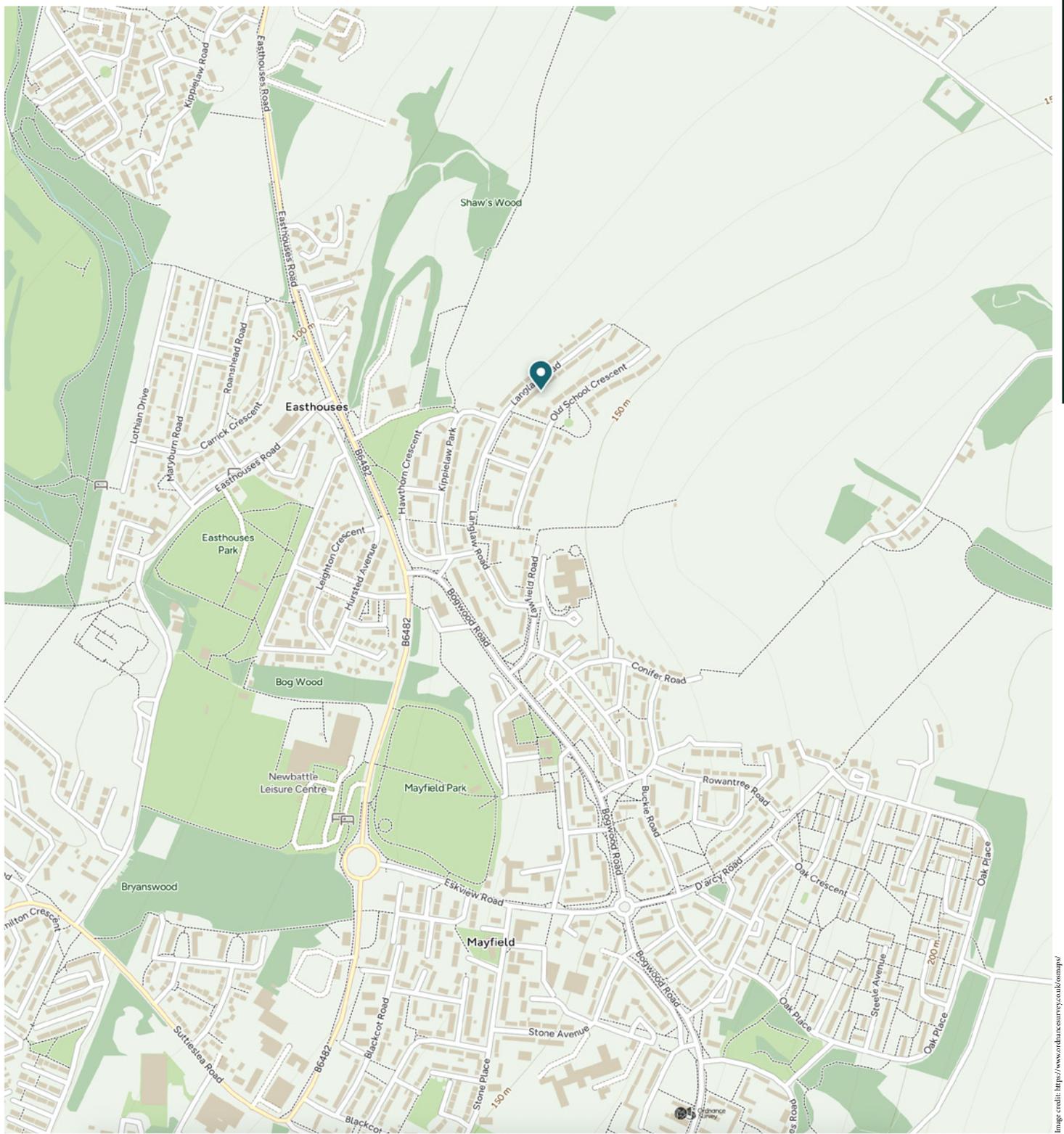


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