



18 Camp Road, Mayfield, Midlothian, EH22 5HE

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Lovely, bright, and spacious family home or first-time purchase. McDougall McQueen are delighted to present to the market this wonderful three-bedroom end-terraced house situated in a quiet cul de sac on a large corner plot, within a popular residential location close to all amenities and schooling in Mayfield, Dalkeith. The property is presented in walk-in condition throughout and offers excellent value in today's market. It benefits from double glazing, gas central heating, solar panels, and private gardens to the front, side, and rear, with a driveway for off street parking. Viewing should be conducted at your earliest convenience as this property is competitively priced and represents excellent value.

- Hallway with stairs to the upper level, store cupboard with additional under stair store
- Spacious living and dining room with window to the front and patio doors to the rear garden
- Lovely, fitted kitchen with a range of base and wall units, breakfast bar, and store cupboard, electric touch control hob, integrated microwave and oven, extractor, and free-standing white goods including a washing machine and fridge freezer
- Upper hallway, loft access with ladder
- Superb shower room with walk-in shower, raindrop overhead

- shower and attachment, wc and sink with combined vanity unit, and a towel radiator
- Main bedroom with rear facing window, wardrobe, and side unit to stay
- Bedroom two with window to the front and built-in wardrobes
- Bedroom three with front facing window and over stair storage
- Double glazing, gas central heating, solar panels, and driveway
- Private garden grounds to front, side, and rear, ideal for outside entertaining and including a summerhouse with light and power



Location

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.

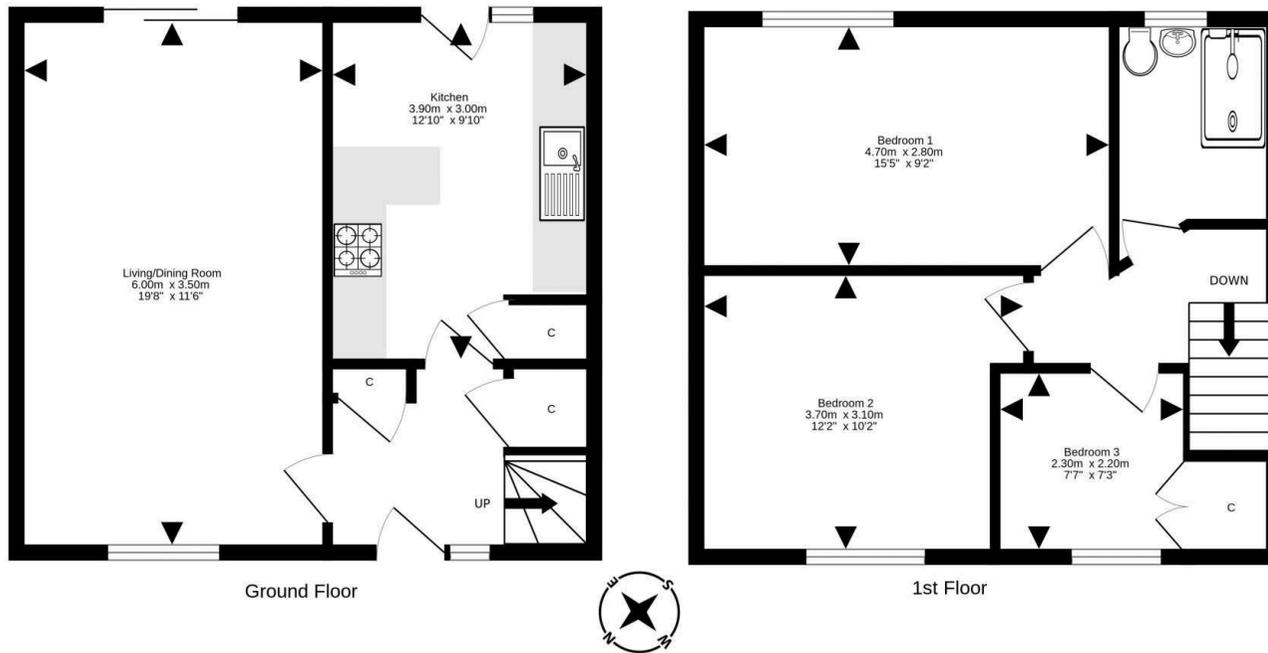
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining white goods, some bedroom furniture and the summerhouse. All movable items and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

