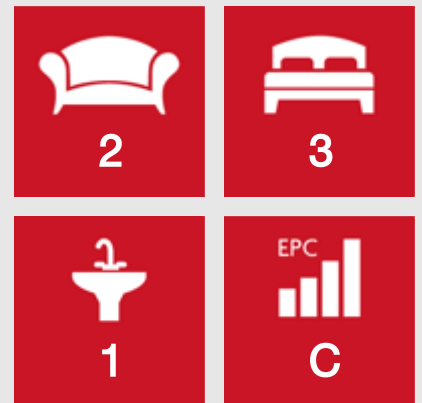




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23 Oak Crescent, Mayfield,
Dalkeith, Midlothian EH22 5JZ





Summary

A well-proportioned mid-terraced home offering flexible accommodation across two floors, including three bedrooms, a spacious open-plan living/dining room, and a bright conservatory. The property benefits from a generous kitchen with adjoining utility area (converted from the original coal store), a recently refitted shower room, gas central heating via a regularly serviced combi boiler, and double glazing. Externally, there is a tiered rear garden with patio and decking areas, a small front garden, and off-street parking for one vehicle.

Features

- Traditional mid-terraced home
- Spacious open-plan living and dining area
- Bright conservatory
- Kitchen, Separate utility area
- Recently refitted modern shower room
- Three bedrooms (two doubles and one single)
- Garden with patio and decking areas
- GCH; Dg; EPC - C

Room Measurements

Living / Dining Room: 19'9" x 15'11" (6.02m x 4.85m)

Kitchen: 19'8" x 11'8" (6.00m x 3.55m)

Conservatory: 9'5" x 9'1" (2.87m x 2.76m)

Bedroom 1: 12'11" x 11'8" (3.93m x 3.55m)

Bedroom 2: 13'3" x 7'10" (4.05m x 2.38m)

Bedroom 3: 11'9" x 6'0" (3.57m x 1.82m)

Shower Room: 8'7" x 7'10" (2.61m x 2.38m)



Traditional mid-terraced home offering
flexible accommodation across two
floors.







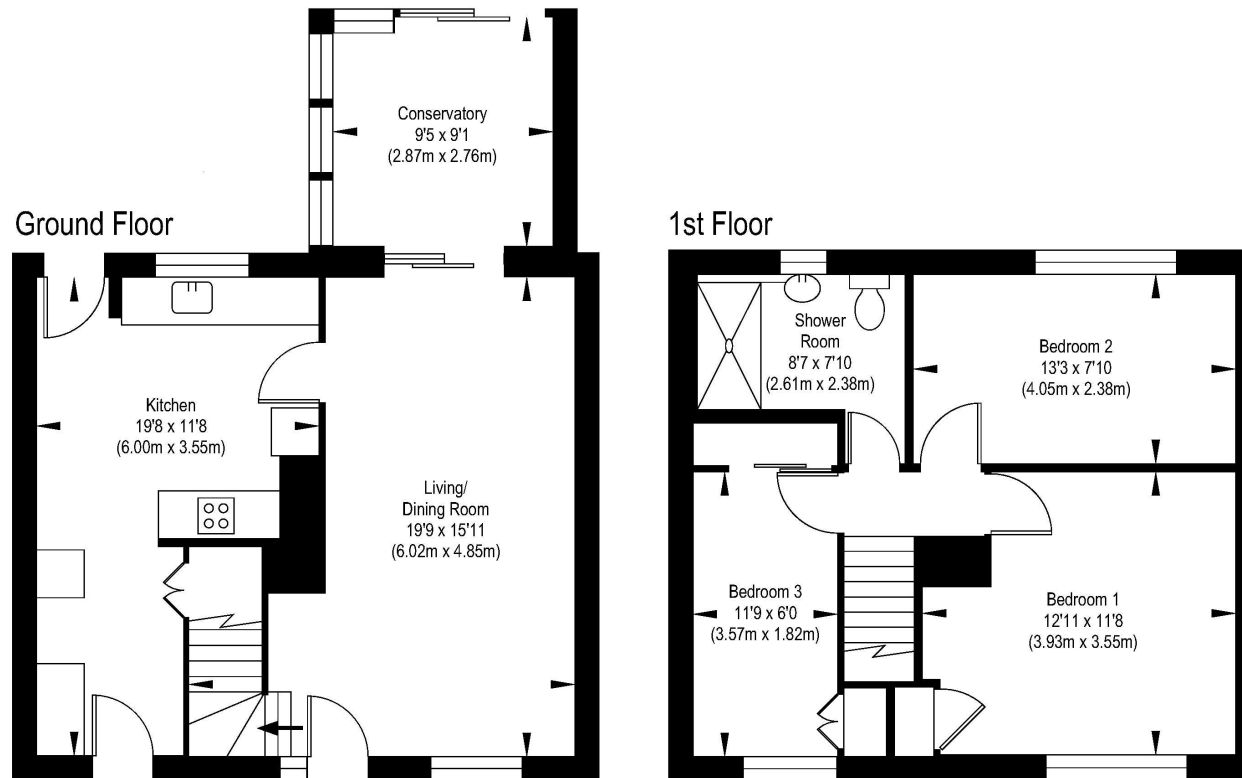
Convenient residential setting, making it
ideal for commuters seeking a balance
between city access and suburban
living.



Floorplan



Approx. Gross Internal Floor Area 90 Sq M / 973 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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