




## 14 Stone Crescent, Mayfield, Dalkeith, Midlothian, EH22 5DT

Spacious & Beautifully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Private Parking

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# Property Description

Spacious and beautifully presented, three-bedroom, semi-detached home occupying a generous corner plot with a private parking bay and gardens. Set within a charming and leafy cul-de-sac, the property is located in the popular Mayfield area of Dalkeith, to the southeast of Edinburgh.

Comprises an entrance hallway, a living/dining room, a kitchen, two double bedrooms, a single bedroom, a family bathroom, and a ground floor WC.

Tastefully finished in contemporary decor and fittings throughout, ready to move in. Highlights include a quality fitted kitchen with a full range of appliances and contemporary flooring. In addition, there is a stylish bathroom, gas central heating, double glazing, and good integrated storage.

Externally, the rear garden features a lawn, raised patio from the kitchen, a generous store shed/man-cave with power and lighting, and a quality GeoDomeX outdoor space.

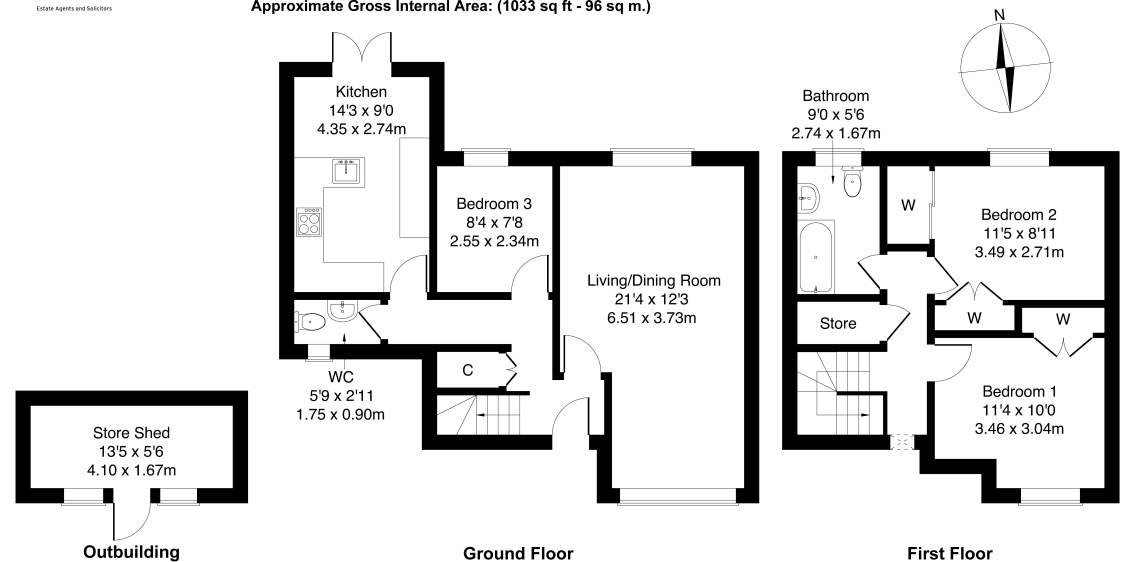
The welcoming entrance hall, finished with stylish wood-effect flooring, provides access to all ground-floor rooms. A spacious living room features two central light fittings, wood-effect flooring, and a wall-mounted TV point, offering a comfortable setting for relaxation or entertaining. Further along the hall, the well-appointed kitchen is fitted with a tiled splashback surround, a sink with a drainer, spot lighting, and an American-style fridge. Integrated appliances include a double oven with gas hob and overhead canopy, a dishwasher, and a washing machine, combining practicality with modern convenience. A separate WC is located just outside the kitchen, adding to the functionality of the ground floor.

Upstairs, the principal bedroom boasts a wooden slat feature wall, a built-in wardrobe, carpeted flooring, and a wall-mounted TV point. The second bedroom also includes carpeted flooring and a generous walk-in wardrobe with bespoke storage solutions and mirrored sliding doors. The third bedroom, currently used as a home gym, is situated on the ground floor and benefits from wood-effect flooring. Completing the property is a contemporary three-piece bathroom suite, featuring tiled flooring, a tiled splashback surround, a rainfall shower over the bath, recessed spotlighting, and a modern ladder-style radiator.



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Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dalkeith, located in Midlothian just eight miles from Edinburgh city centre, offers a superb range of local amenities including Morrisons and Lidl supermarkets. Ideally positioned for commuters, the nearby city bypass provides swift access to central Edinburgh, surrounding towns, and major retail destinations. Straiton Retail Park is within easy reach and features a

wide selection of popular retailers, including Sainsbury's, Boots, M&S Food, and one of only two IKEA stores in Scotland. The area is well served by both primary and secondary schools, and benefits from excellent public transport links, offering regular services to Edinburgh and beyond









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