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Offers Over

£185,000

58 Oak Crescent

Mayfield, Dalkeith | Midlothian | EH22 5LH

This rarely available, substantial 4 bedroom semi-detached villa with extensive gardens grounds and driveway is quietly positioned within the popular Mayfield district of Midlothian, within easy reach of good local amenities, transport links together and reputable schooling.

-  4 Bedrooms
-  1 Public room
-  1 Bathrooms
-  Private Gardens
-  Driveway
-  EPC Rating –C
-  Council Tax Band - C



Description

The sizeable family home, which would now benefit from some general modernisation and upgrading, offers excellent development/extension potential, subject to the relevant permissions being obtained. Undoubtedly appealing to a wide variety of buyers, this property merits internal viewing to be fully appreciated and comprises; entrance hallway with carpeted staircase leading to the upper landing, L-shaped lounge/diningroom with dual aspect and fireplace housing the gas fire, modern fitted kitchen overlooking the rear garden with door leading to side. There are ample wall and base units with complementary worktops incorporating the gas hob with hood above, separate built-in double oven and microwave. The family bathroom is located on the ground floor and comprises of a white three piece suite with shower over bath. Upstairs leads to the generous bedrooms, three double and one single, with three of the four benefiting from built-in storage. Further benefits include gas central heating and double glazing.



Extras

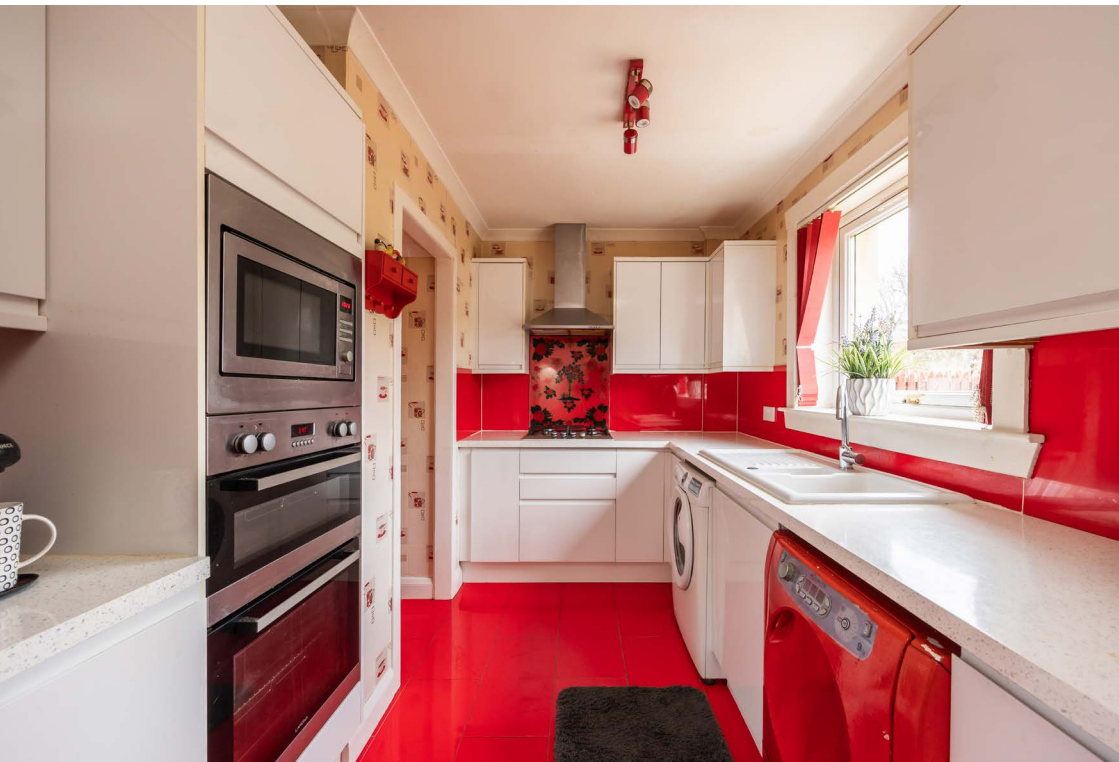
All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in gas hob, hood, double oven and microwave.

Gardens and parking

A fantastic feature of this property is the substantial garden ground to the front, side and rear. There is an enclosed front garden, driveway to side and a large rear garden with spacious paved patio and vast expanse of lawn beyond. The garden sheds shall be included in the sale. The gardens offer a superb opportunities for any new owner to create their own unique space.

Viewing

By appointment with Neilsons on 0131 625 2222.





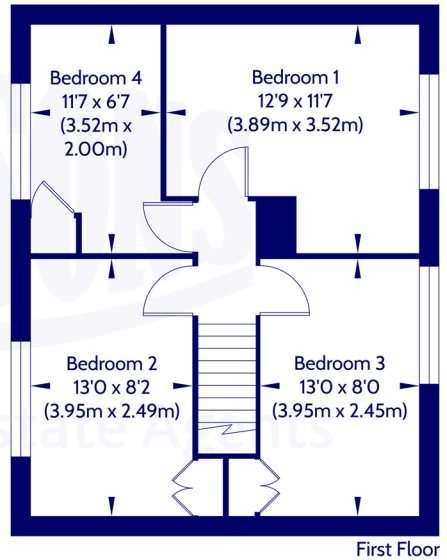
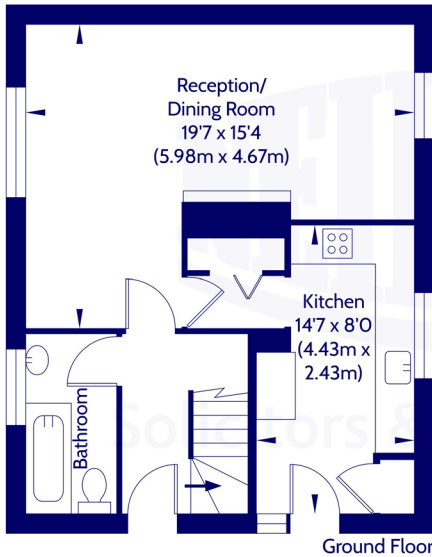
Location

Mayfield lies on the outskirts of Dalkeith approximately eight miles from Edinburgh's City Centre. A good selection of local shops and services are available and serve everyday needs with further shopping available at Retail parks at Straiton and Fort Kinnaird both within an easy commute. Bus services operate to surrounding villages and links Edinburgh's City Centre with the City of Edinburgh Bypass on hand linking the main Scottish motorway network. For recreational facilities, the local Leisure Centre provides leisure facilities. Mayfield has its own Nursery School, Primary Schools and for Secondary education there is Newbattle High School locally. Dalkeith itself is a short car journey away and here a greater range of amenities can be found.





Approx. Gross Internal Floor Area 89.53 Sq M / 964 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

