



24 Crawlees Crescent  
MAYFIELD | DALKEITH | EH22 5HB



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Attractive three-bedroom end of terrace home with a most pleasant open outlook, set within generous sized gardens on a prime plot in this quiet residential area. This is an ideal family home occupying a particularly good position on the development and benefitting from large front and back gardens as well as a driveway. The property comprises an entrance hall with two storage cupboards, spacious living room with fireplace, modern kitchen that currently comprises a fridge/freezer, washing machine, breakfast bar, gas hob, oven and fan, pantry cupboard and patio door to the rear garden. Upstairs there are three well-proportioned bedrooms, one with built in storage and completing the accommodation is the shower room, with shower and a heated towel rail. The property also benefits from front and rear gardens made up of a decking, shed, garage, patio, driveway and outside tap.

- Hallway
- Spacious living room
- Fitted breakfasting kitchen
- Three bedrooms
- Shower room with heated towel rail
- Gas central heating and Double glazing
- Superb storage space
- Private gardens to front, side and rear
- Driveway and rear garage

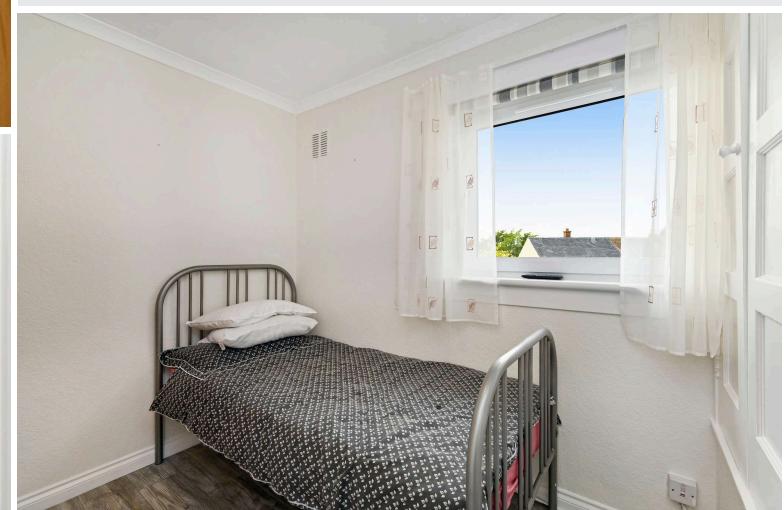
Energy rating C, Council tax band B. There is no factor fee associated with this property.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



The peaceful Midlothian town of Mayfield lies to the south of Dalkeith. The property is well positioned to take advantage of a good range of shopping facilities in the vicinity, mainly small specialist shops serving the local community. Further shopping, banking and postal services can be found at in Dalkeith or Newtonrange, both locations being easily accessible. Neighbouring Newbattle offers a golf course, bowling club and leisure centre. Schooling ranging from nursery through to secondary is within the vicinity. Regular bus services operate to Edinburgh city centre, with the nearby A7 linking to the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks. Newtonrange's railway station is only a short drive away.

Extras that can be included in this sale are, the fridge freezer, washing machine, gas cooker, Samsung tv.  
Other furniture can be made available by separate negotiation.





Ground Floor

First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.