



19 Cook Crescent
MAYFIELD | EH22 5QA


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Bright and spacious end of terrace villa with a sunny, south-facing aspect to front and fully enclosed rear garden, occupying a quiet cul-de-sac position with easy access to local amenities and the A7 and Eskbank Railway Station for commuting.

Although now requiring upgrading, the property would make an ideal starter home for a family and is ready for the new owner to put their own stamp on it.

- Large, dual aspect living/dining room with mantelpiece
- Kitchen fitted with a good range of storage units, plus cupboard space
- Three double bedrooms, one with cupboard
- Shower-room fitted with white suite
- Entrance hall/storage boxroom
- Double glazing
- Gas/electric heating
- Front garden laid to lawn, ideal for children to play
- Fully enclosed patio garden to rear
- Unrestricted on-street parking

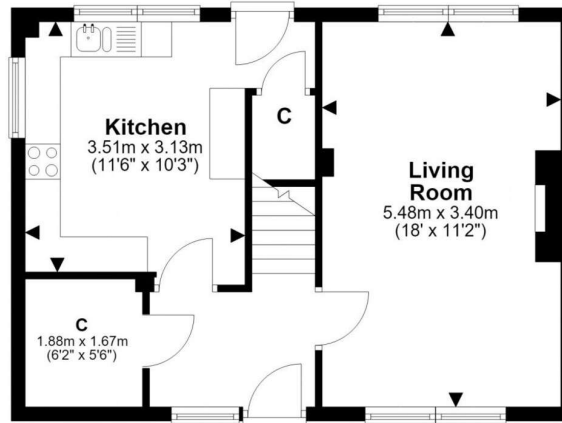
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



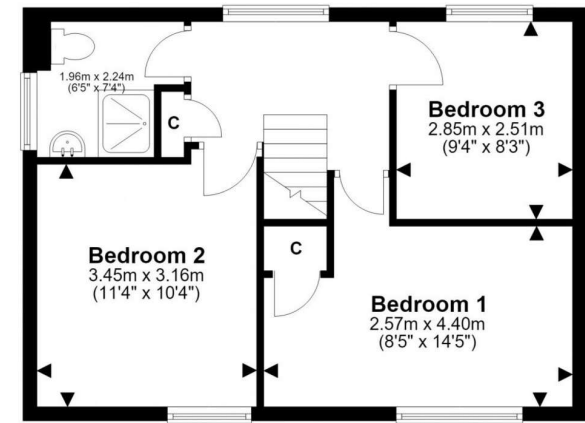
Property sold as seen. EPC: D. CT: C.

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 Newtongrange, 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. Newtongrange's railway station is only a short drive away.





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.