

1 D'Arcy Crescent

MAYFIELD, DALKEITH, EH22 5GB



*IMMACULATELY PRESENTED
THREE BED SEMI*



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Welcome to this stunning three-bedroom semi-detached home on D'Arcy Crescent, located in the highly sought-after area of Mayfield. This property has recently undergone a complete renovation and is now presented in pristine condition, ready for you to move in and enjoy.

As you enter the property, you are welcomed by a charming small vestibule, perfect for storing coats and shoes, before transitioning into the main living space. The living room is a bright and airy open-plan area, designed to maximize both light and space. With ample room for a full living room suite, it is the ideal spot for relaxation and entertaining guests.

From the living room, you move seamlessly into the kitchen/dining room. This immaculate kitchen is a true highlight of the home, featuring modern fittings and fixtures including a gas hob, oven, microwave, and a fridge/freezer. Ample countertop space ensures plenty of room for meal preparation. A door from the kitchen leads directly into the rear garden, providing easy access for outdoor dining and entertaining.







Moving upstairs, the property offers two spacious double bedrooms and a cozy single bedroom. The principal bedroom benefits from a large double wardrobe, providing generous storage space. The family bathroom, also located on this level, features a modern three-piece suite, adding to the overall comfort and convenience of the home.





Bedroom 2

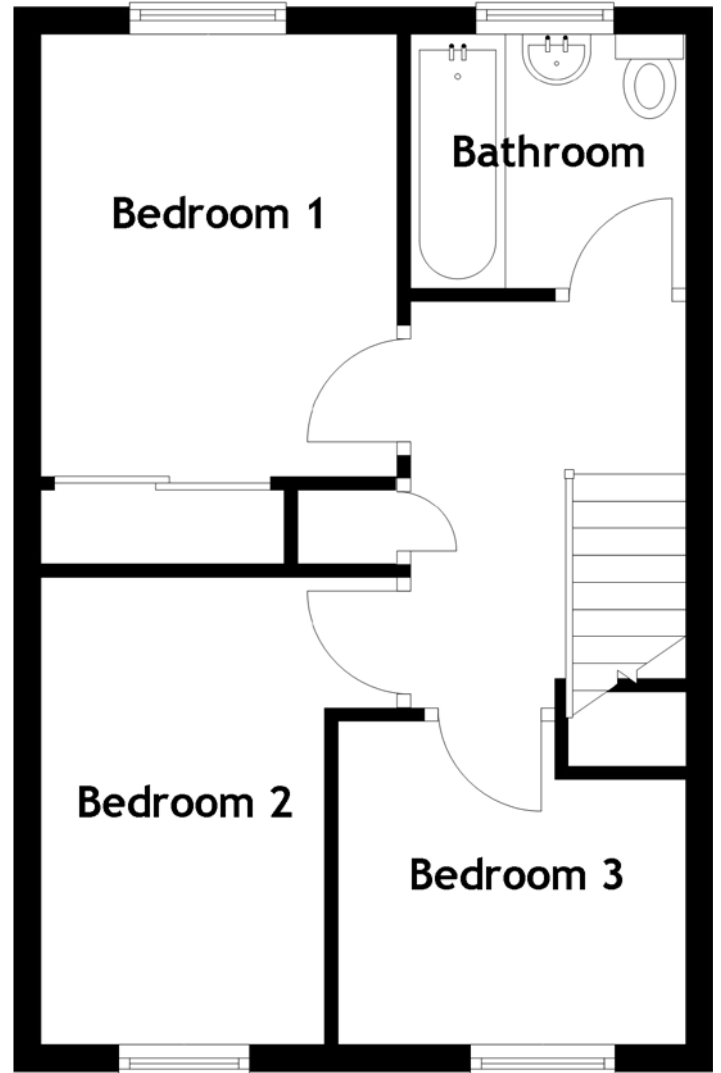
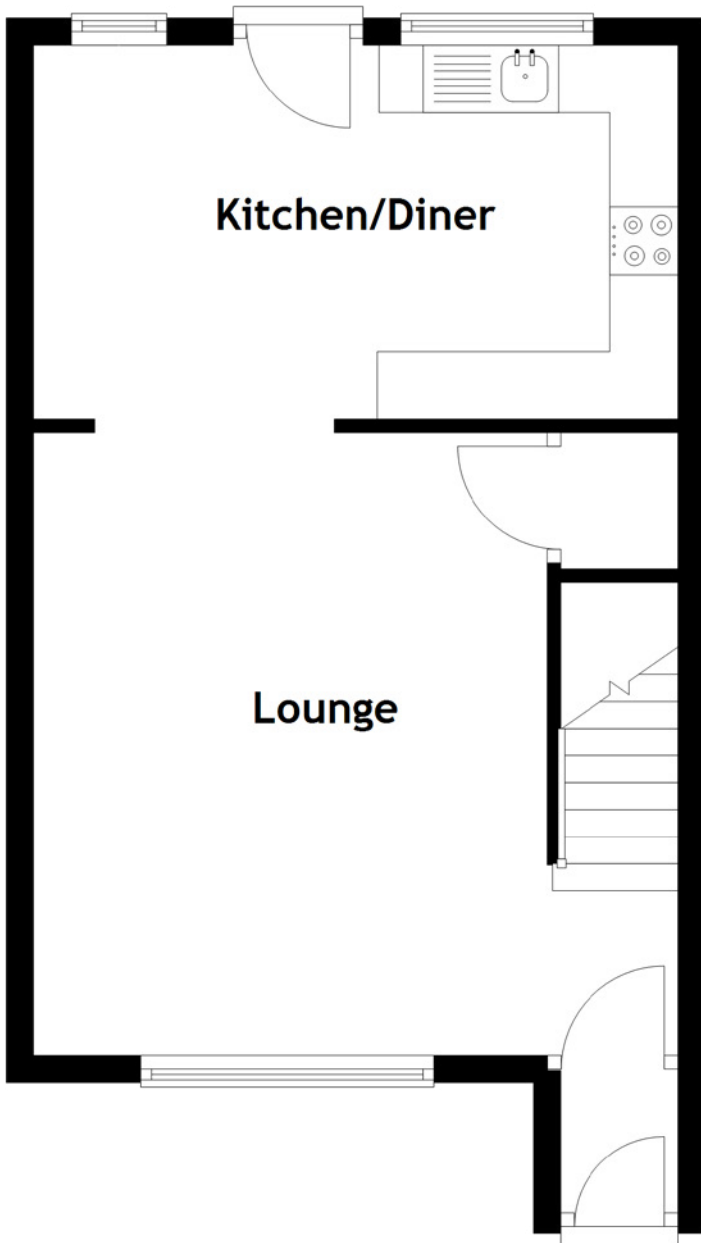




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	4.76m (15'7") x 2.77m (9'1")
Lounge	4.61m (15'1") x 3.80m (12'5")
Bedroom 1	3.27m (10'9") x 2.63m (8'7")
Bedroom 2	3.46m (11'4") x 2.00m (6'7")
Bedroom 3	2.57m (8'5") x 2.39m (7'10")

Bathroom	2.03m (6'8") x 1.88m (6'2")
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Gross internal floor area (m²): 73m²

EPC Rating: C



Outside, the property boasts a driveway with space for one car and a low-maintenance paved rear garden, perfect for enjoying the outdoors with minimal upkeep.

With its excellent condition, thoughtful layout, and prime location on D'Arcy Crescent, this home offers a fantastic opportunity for those seeking a blend of modern living and timeless charm. Don't miss out on making this beautiful property your own.



Mayfield is situated on the outskirts of Dalkeith and lies approximately eight miles from the city of Edinburgh. Mayfield itself is quite independent, providing a variety of local shops as well as banking and postal services. There is a Scotmid supermarket located here and there are also chemists, butchers, bakers and everything can be expected to satisfy most normal daily requirements. There is a choice of dentists and a substantial Doctor's Group Practice. The local leisure centre has its own five-a-side football pitch and provides many other leisure facilities.

Mayfield has its own nursery school, primary schools and for secondary education there is Newbattle high school locally or Dalkeith High School a short bus journey away.

It is a very simple matter to travel down into Dalkeith and people travel from a wide radius to take advantage of everything that Dalkeith can provide, being the main commercial and shopping centre for this part of Midlothian.

The Location

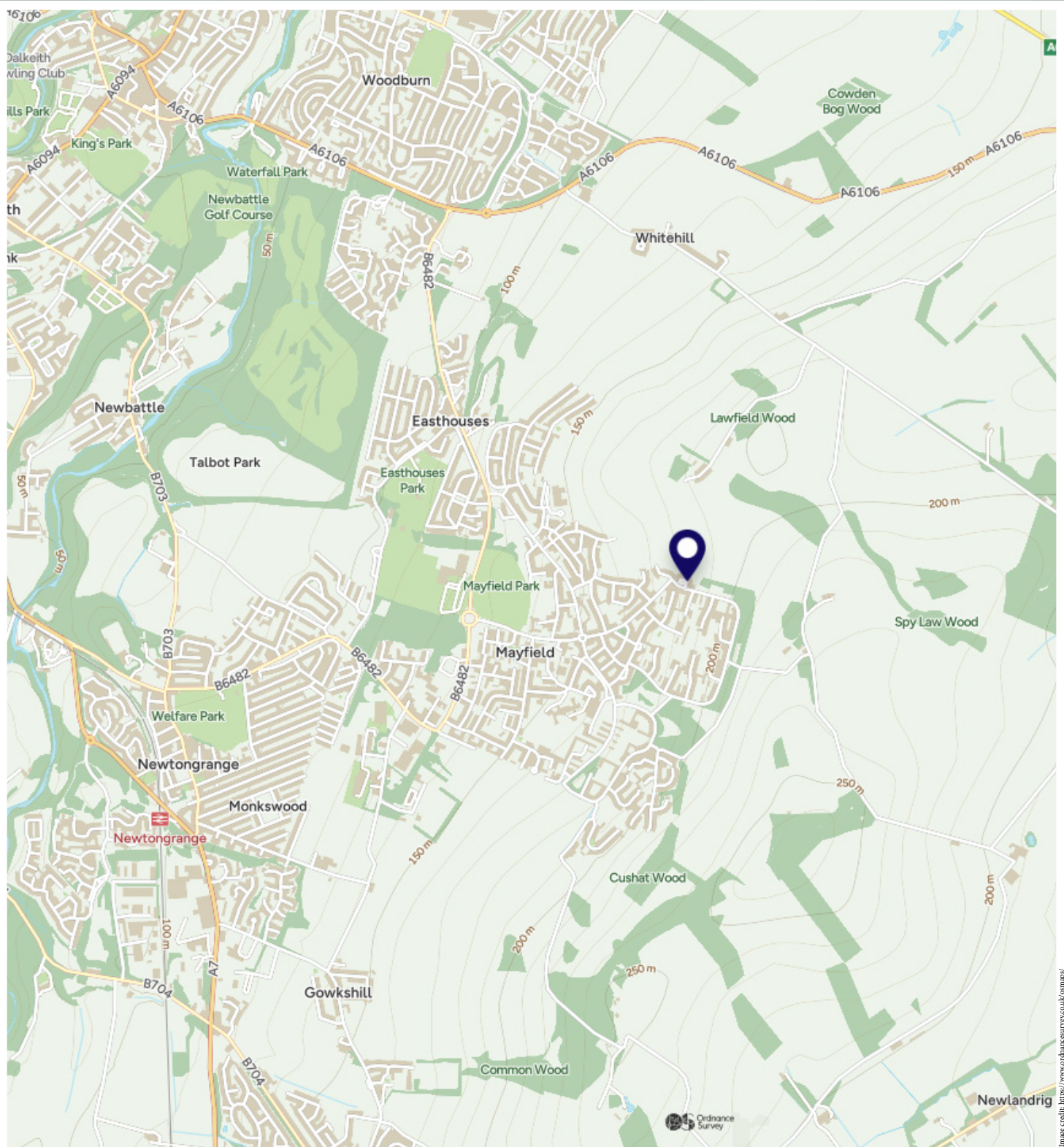


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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