



20 Cushat Gardens, Mayfield, Dalkeith, Midlothian, EH22 5RQ

Light and Well-Presented, Three-Bedroom, End-Terrace, Family Home

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Property Description

Light and well-presented, three-bedroom, end-terrace, family home, with gardens. Located in a popular, family-orientated, residential development in the Mayfield area of Dalkeith, Midlothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family shower room and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suites, contemporary flooring, and good storage provision. In addition, there is also gas central heating, double glazing, and multiple TV points.

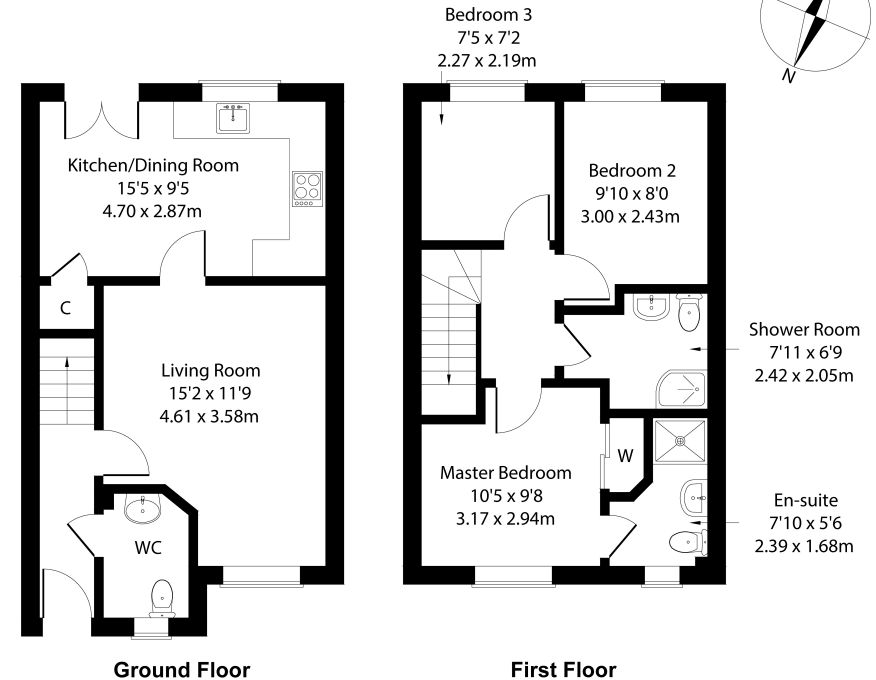
Externally, there is low-maintenance landscaping and residential parking to the front, whilst an enclosed rear garden features a patio, a greenhouse and a shed.

This development also offers visitors spaces, well-maintained, communal grounds including a children's play park.

A bright, welcoming entrance hall, with a WC, opens into a front-facing living room, fitted with modern, wood-effect flooring and offering a spacious, flexible floorplan for items of freestanding furniture. Conveniently adjoining, a sunny, southeast-facing kitchen offers space for seated dining and provides access to the garden, via French doors. The kitchen is fitted with cupboard storage, modern units, wood-effect worktops and upstand, a sink with a drainer, an integrated oven, a gas hob and a stainless-steel canopy.

Upstairs, a good-sized, front-facing, master bedroom includes fitted wardrobe storage and its own modern, en-suite shower room. Set to the rear, two additional, flexible bedrooms enjoy a sunny aspect and garden views. Completing the accommodation, a further shower room is equally well finished with a glazed shower cubicle, a two-piece suite, a chrome, ladder-style radiator and panel splash walls.

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Estate Agents and Solicitors Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



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

Area Description

Mayfield is located less than three miles from the centre of Dalkeith, and offers a variety of leisure and recreation facilities, including the Mayfield Leisure Centre, Ozone Action Sports, Ryze Edinburgh, and nearby Newbattle Golf Course. The village has a range of convenience shopping along with a choice of pubs and restaurants, and the area also offers good primary and secondary schooling locally. The popular town of Dalkeith provides

additional amenities and services, and has a thriving high street along with various supermarkets. There is a regular bus link from Westhouses Road operating to and from Edinburgh and the neighbouring Midlothian towns and villages, and the city bypass is within easy reach, linking with the wider motorway network and the A1





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