



## 28 Cushat Gardens, Mayfield, Dalkeith, Midlothian, EH22 5RQ

Four Bedroom, Modern Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, four-bedroom, modern detached family home, with gardens, driveway and an integrated garage. Located in a popular family-orientated residential development in the Mayfield area of Dalkeith, Midlothian.

Comprises an entrance hallway, living room, dining room, kitchen, four flexible bedrooms, en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a modern fitted kitchen, stylish bathroom suites, contemporary flooring and lighting, and good storage provision. In addition, there is also gas central heating, double glazing, multiple TV points, an alarm system, and power and lighting for the garage.

There is a driveway and lawn to the front; whilst a large southerly-facing rear garden includes a paved patio, lawn and children's play area. This development also offers visitors' spaces and well-maintained communal grounds including a children's play park.

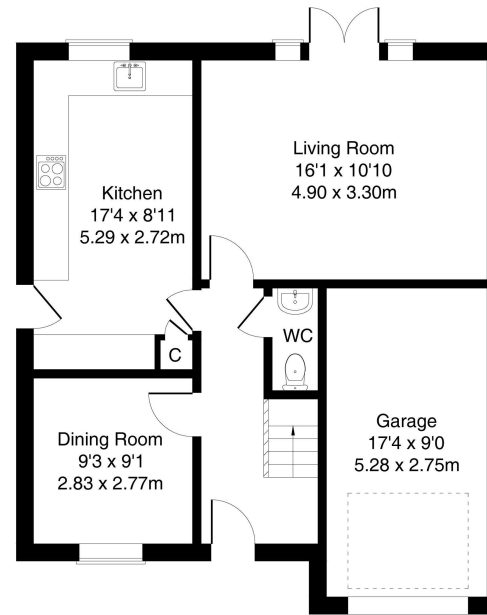
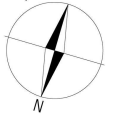
A light and welcoming entrance hall gives access throughout the ground floor and to the carpeted stairway, and features contemporary flooring and recessed spotlighting. Southerly facing to the rear, a good-sized lounge has French patio doors opening to the garden patio and features carpeted flooring and a central light fitting.

Also rear-facing, the spacious kitchen has a door accessing the side of the property and space for a breakfast table. Modern fitted units include wood-effect worktops with matching upstands, a sink with a pressure tap; an integrated fridge/freezer, dishwasher, oven, and gas hob; and a freestanding washing machine. Front facing, a flexible dining room offers a potential study/TV room or fifth guest bedroom, whilst set internally off the hall is a WC with a modern suite.

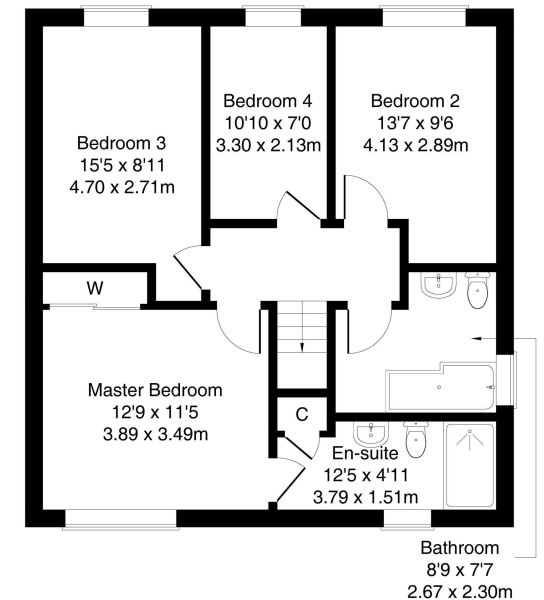
On the first floor, the master bedroom is set to the front with carpeted flooring, built-in mirrored wardrobes and a generous en-suite shower room with an integrated cubicle. Three further flexible bedrooms all overlook the rear garden; whilst completing the accommodation, a spacious family bathroom has a side aspect window and is fitted with a modern three-piece suite including a mains shower over the bath.

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Approximate Gross Internal Area: (1410 sq ft - 131 sq m.)



Ground Floor



First Floor

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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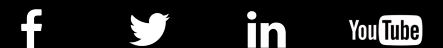
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