



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

Spacious & Immaculately Presented, Four-Bedroom, Detached Home with Garden, Driveway & Garage

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# Property Description

Exceptionally spacious and immaculately presented, four-bedroom, detached home with landscaped gardens, garden room, integrated electric door garage and double monoblock driveway. Set in a quiet, modern, family-oriented development with a children's playpark adjacent, in Mayfield, Dalkeith. Comprises an entrance hall, living room, dining/kitchen, utility room, downstairs WC, four bedrooms, an en-suite shower room, and a family bathroom.

Finished to an exemplary standard, with light neutral decor and quality flooring, highlights include a contemporary fitted kitchen with appliances and modern bathroom suites. In addition, there is excellent built-in storage, including fitted bedroom wardrobes. The property also benefits from gas central heating and double-glazed windows.

The property boasts French patio doors leading to an enclosed south-facing, landscaped rear garden, benefitting from a paved patio, synthetic lawn and a raised wooden deck area on which there is a high-spec garden room with lighting, modern flooring and fitted worktops - an ideal additional space for remote working or entertaining.

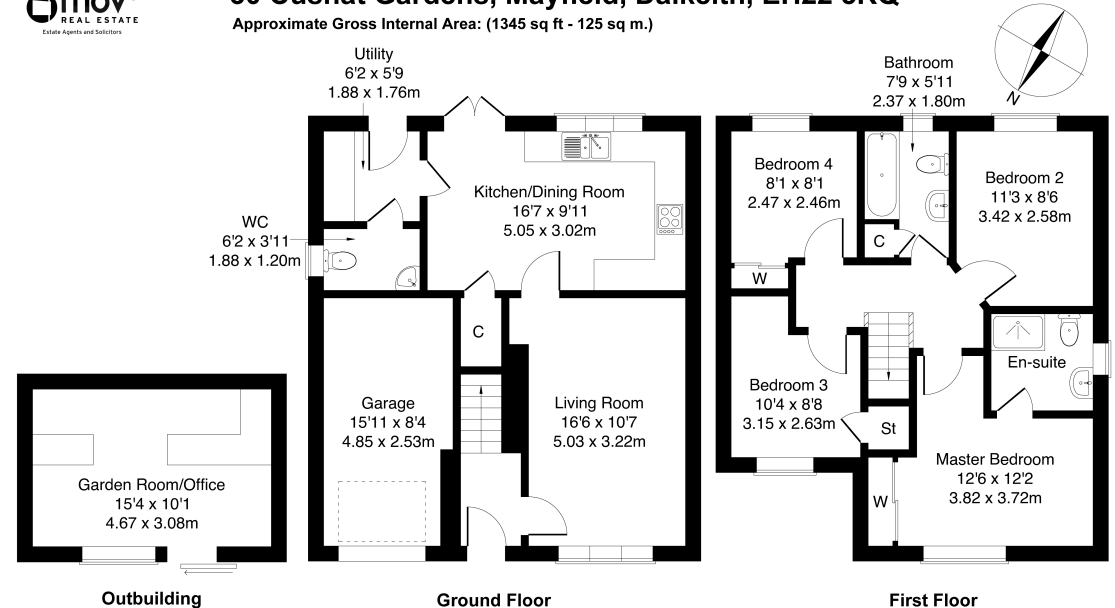
A welcoming entrance hall opens onto a bright living room with a bespoke media wall, including an integrated fireplace and shelving. Set off the lounge, a stylish dining/kitchen includes a spacious built-in storage cupboard and French Doors opening to the south-facing landscaped rear garden. There is also a separate utility room with access to a contemporary ground floor WC and a further door leading to the rear garden. Modern units include stone-effect worktops and matching upstands, an integrated oven and gas hob, and a freestanding dishwasher and fridge/freezer. The handy utility room includes a freestanding washing machine with a matching tumble dryer.

Upstairs, a tastefully finished and generous master bedroom has a double fitted wardrobe, carpeted flooring and a large en-suite shower room, while three further bedrooms offer flexibility for family living, all finished with carpeted flooring and light decor. Bedroom three has spacious built-in storage/hanging space, and bedroom four includes a fitted wardrobe. A modern family bathroom completes this exceptional home, with a white three-piece suite, tiled splash walls, and a good-sized linen/storage cupboard.



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Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



# Area Description

Mayfield, located on the outskirts of Dalkeith, offers a peaceful residential setting with easy access to the city and nearby green spaces. The area is well served by local amenities, schools, and transport links, while Dalkeith town centre provides a further range of shops, supermarkets and services. This

popular, family-friendly development also features a dedicated children's playpark and is ideally positioned for access to scenic walking and cycling routes. Excellent road and rail links connect to Edinburgh, making it perfect for commuters seeking a quiet lifestyle close to the city.









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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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