



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

Tastefully Presented Three-Bedroom, Semi-Detached Family Home with Gardens

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Property Description

Light and tastefully presented, three-bedroom, semi-detached family home, with gardens and a quiet cul-de-sac setting. With woodland adjacent to the rear, located in a popular, family-oriented 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, gas central heating and double glazing. With light, complementary decor throughout, there are also multiple TV points, good storage, including a loft.

Externally, there is low-maintenance landscaping to the front, whilst an enclosed rear garden features a patio, synthetic turf lawn and a store shed. This development also offers visitors spaces, well-maintained communal grounds, including a children's playpark.

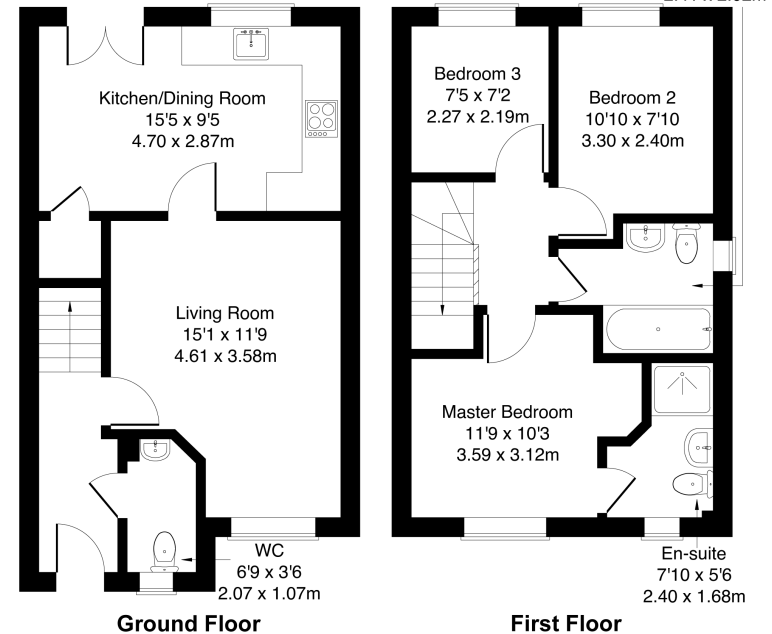
A welcoming entrance leads into the property, with a convenient WC located just at the start of the home. Moving through, you enter the living room, finished in light tones with carpeted flooring, benefiting from a wall-mounted TV point and offering easy access to the kitchen, making it an ideal space for entertaining guests. The kitchen boasts a modern finish with stylish countertops and matching upstands, complete with a sink and drainer, an integrated oven with gas hob and canopy above, as well as a washing machine and dishwasher, while also providing direct access to the private garden.

Heading upstairs, the carpeted landing provides access to all rooms, each finished with tasteful décor. Bedrooms two and three both benefit from large windows, allowing plenty of natural light to flow through, while the master bedroom features an en suite shower room with an electric shower. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Area Description

Mayfield is situated about one mile southeast of Edinburgh city centre. This affluent area is conveniently close to Edinburgh University, the Royal Infirmary, the Scottish Parliament and the Royal Commonwealth Pool. Residents enjoy a wide variety of shops, modern bars and restaurants, while the Cameron Toll Shopping Centre provides numerous high-street shops

and a Sainsbury's superstore, open every day. Nearby Dalkeith offers additional facilities including a Tesco supermarket. The Meadows and Holyrood Park offer scenic green spaces with access to Arthur's Seat and the Salisbury Crags. Excellent bus services operate throughout the area, with easy access to the city bypass and major motorway networks.





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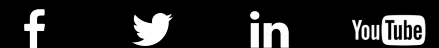
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