

51 Cushat Gardens

DALKEITH, MIDLOTHIAN, EH22 5RQ



*BEAUTIFULLY PRESENTED FOUR OR FIVE BEDROOM
HOME ON A GENEROUSLY SIZED CORNER PLOT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this four-bedroom home in Dalkeith. The property is in walk-in condition and is perfect for those looking for family home in a nice, quiet residential area and excellent links to the city centre.

Internally, the property briefly comprises of a bright open entrance hallway leading into the dual-aspect living room on your left, with plenty of floor space for a full living room suite. Leading round from here you come across the modern kitchen fitted with gas hob, oven and enough floorspace to redesign the kitchen if you should so wish due to the other room on this floor which can be used as a dining room or fifth bedroom, freeing up more space in the kitchen itself.



Kitchen/Diner





Dining Room





Upstairs you will find three double bedrooms and a single. The master bedroom benefits from an ensuite and all have the space for freestanding units and have an abundance of light coming through the windows. The three-piece family bathroom suite can also be found on this level.





Bedroom 1

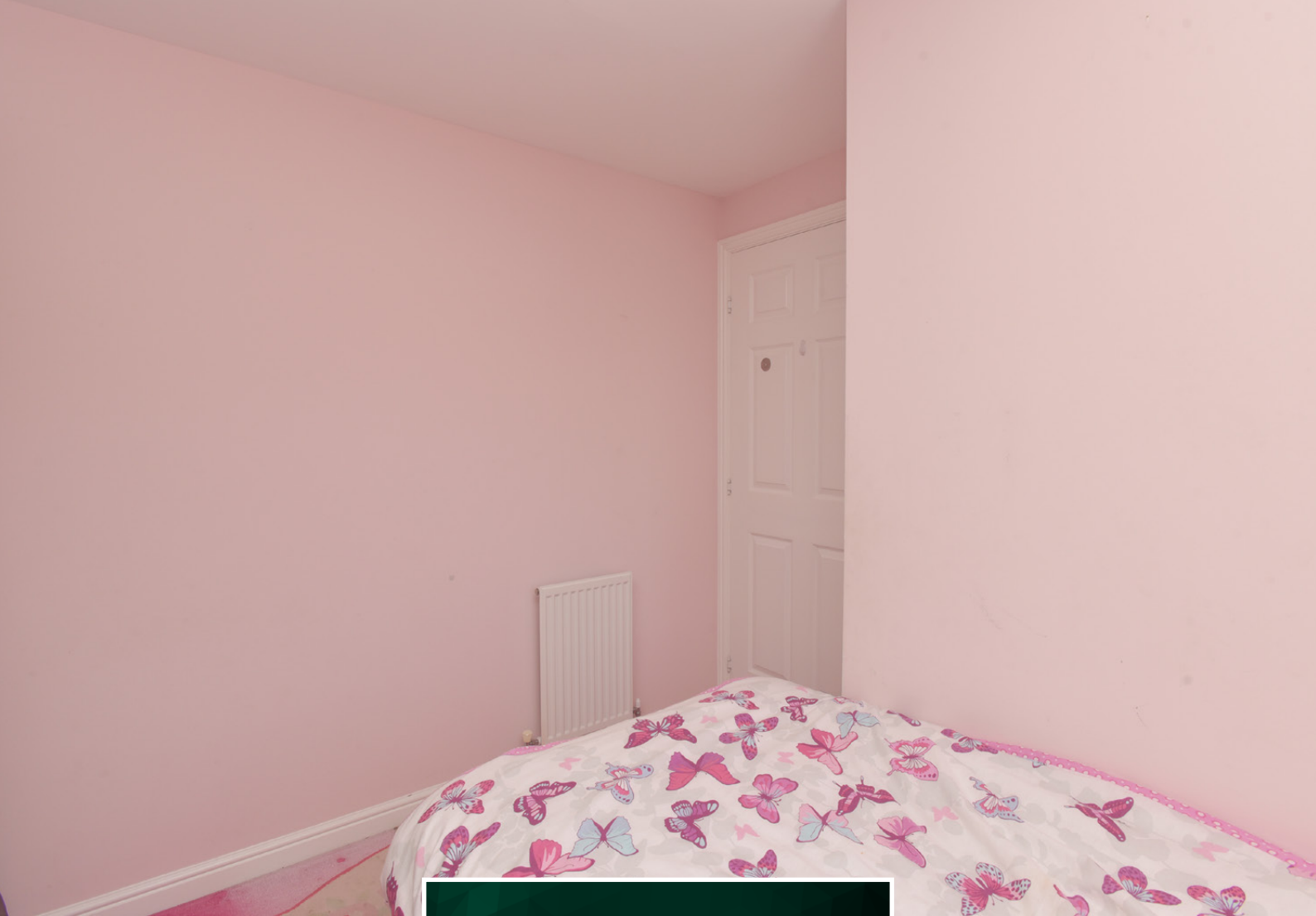






Bedroom 2





Bedroom 3



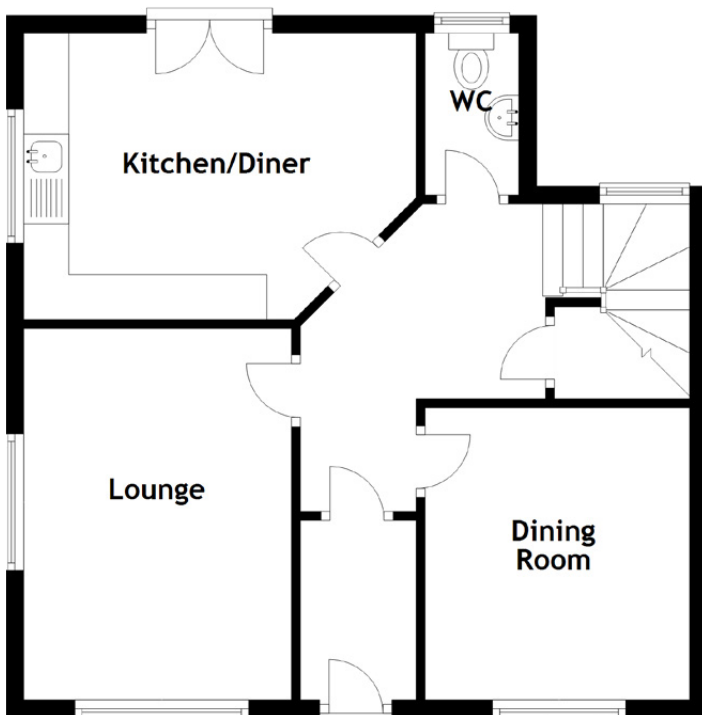


Bedroom 4

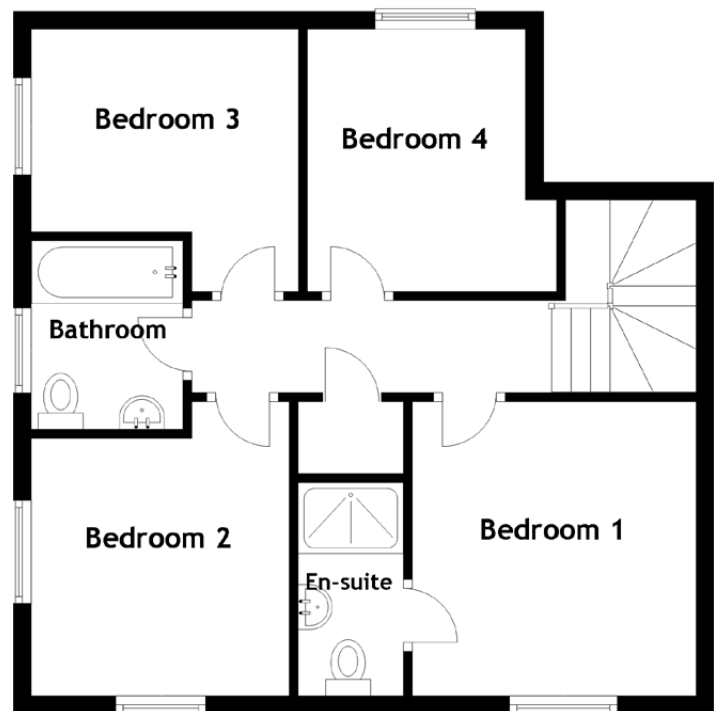




Ground Floor



First Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.13m (13'7") x 2.98m (9'9")
Kitchen/Diner	4.36m (14'4") x 3.19m (10'5")
Dining Room	3.25m (10'8") x 2.94m (9'8")
WC	1.80m (5'11") x 1.04m (3'5")
Bedroom 1	3.28m (10'9") x 3.16m (10'4")
Bedroom 2	3.28m (10'9") x 2.87m (9'5")
Bedroom 3	2.98m (9'9") x 2.92m (9'7")

Bedroom 4	2.92m (9'7") x 2.66m (8'9")
Bathroom	2.10m (6'11") x 1.69m (5'6")
En-suite	2.37m (7'9") x 1.17m (3'10")

Gross internal floor area (m²): 104m²

EPC Rating: C



In addition, the property includes a driveway fit for three cars, an external garage currently set up as a games room and a large garden to the rear. The property also sits directly behind a park, perfect for the kids to play. This is a rare opportunity to acquire a stunning family home in a fantastic location.







Mayfield is situated on the outskirts of Dalkeith and lies approximately 8 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. 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. For the commuter there is a railway station at nearby Newtongrange.

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.

It's worth noting many locals enjoy various country like walks outwith the residential area, this might be ideal for a Sunday stroll or for any dog walkers also.

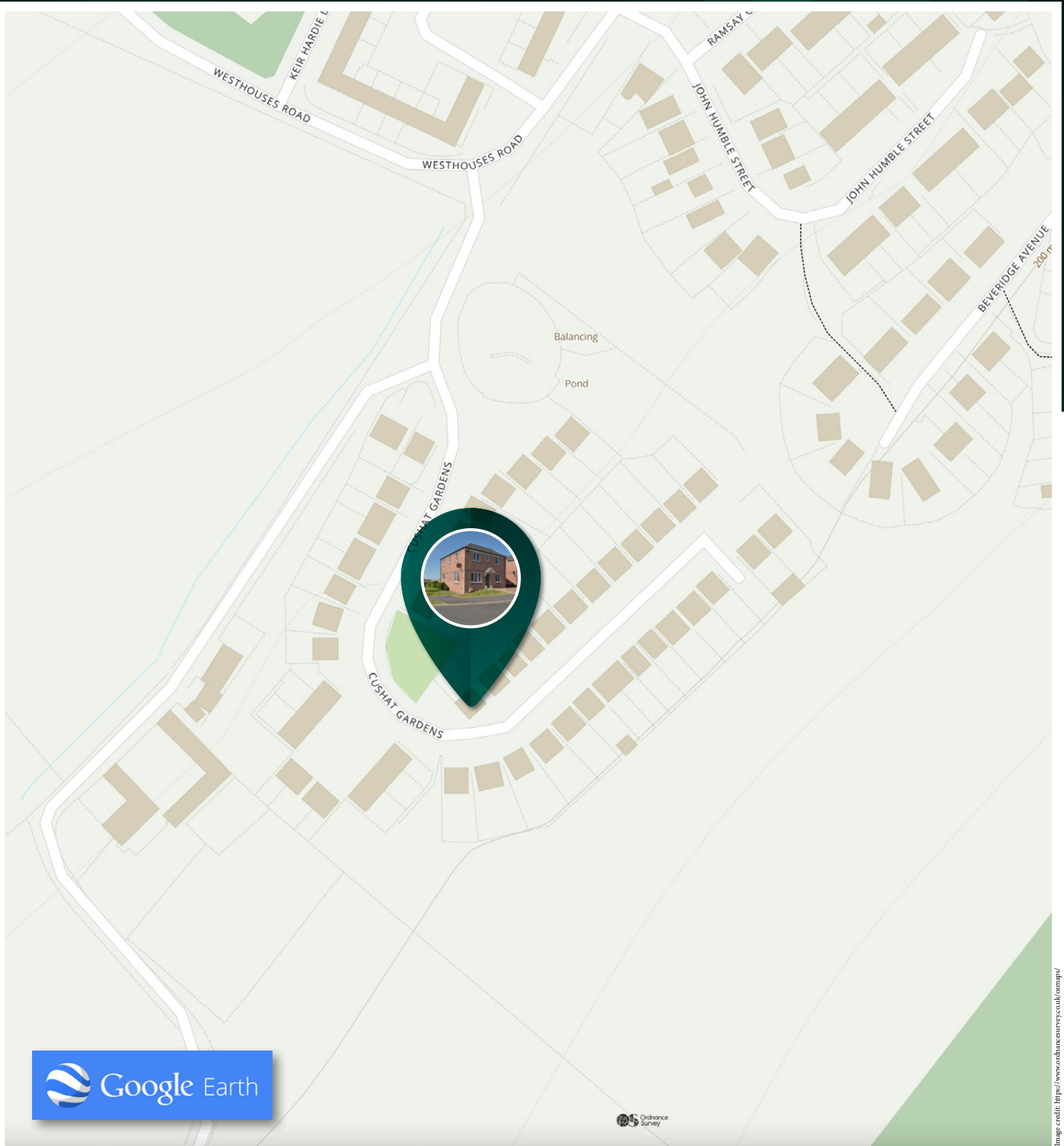


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
ANDREW DARCY
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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