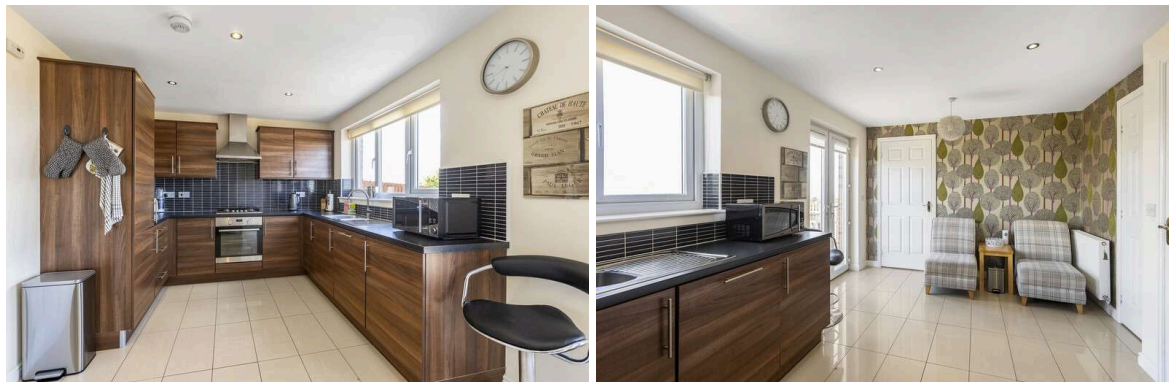




8 Cushat Gardens  
MAYFIELD | DALKEITH | EH22 5RQ

  
**warners**  
solicitors & estate agents



## 8 Cushat Gardens

MAYFIELD | DALKEITH | EH22 5RQ

Nestled in a quiet cul-de-sac, moments from vast open green spaces, excellent amenities and quick transport links is this immaculately presented detached villa. Boasting panoramic views, a wide driveway, integral garage and landscaped front and rear gardens this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright lounge with picture window and feature fireplace, a contemporary dining kitchen with attractive units and patio doors leading to the rear garden and the ground level is completed by a useful utility room and a W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, three further well-proportioned double bedrooms and the house is finished by a stylish main bathroom with white three piece suite. Externally the secluded rear garden is laid to lawn with a delightful decked area ideal for enjoying the skyline views.

- Detached family home
- Driveway, integral garage and front and rear gardens
- Panoramic views
- Quiet cul-de-sac setting
- Bright lounge and contemporary dining kitchen
- Four double bedrooms
- Two bathrooms, a utility room and a W/C

All fixtures, fittings, integrated kitchen appliances and washing machine will be included in the sale. EPC Rating C.

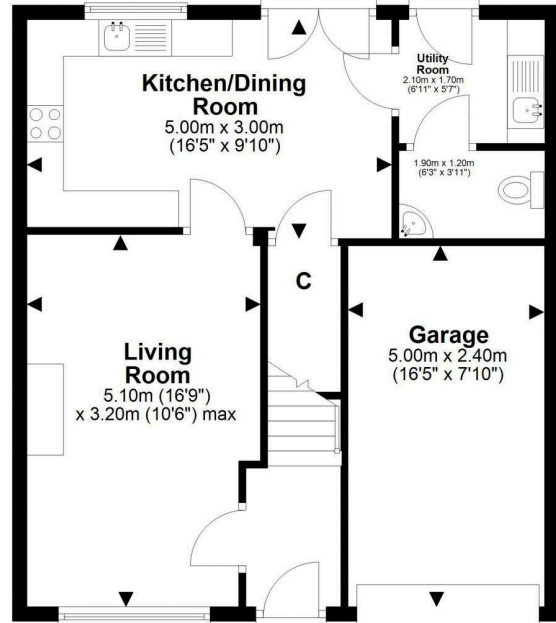
Factor fees are approx. £214 per annum.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

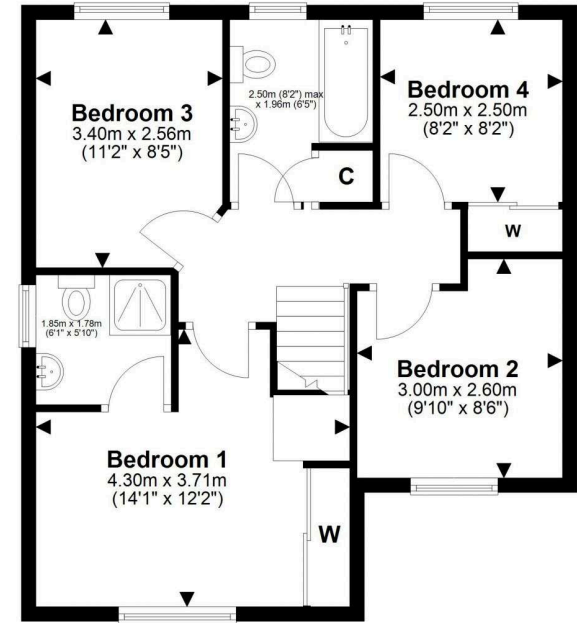


The peaceful Midlothian town of Mayfield lies to the south of Dalkeith. The property is well positioned to take advantage of an excellent range of shopping facilities in the vicinity, mainly small specialist shops serving the local community. Further shopping, banking and postal services can be found at in Dalkeith or Newtongrange. Neighbouring Newbattle offers a golf course, bowling club and leisure centre. Schooling ranging from nursery through to secondary is within easy reach of the vicinity. Regular bus services operate to Edinburgh city centre, with the nearby A7 linking to the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks. Newtongrange's railway station is only a short drive away





Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.