



55 Cushat Gardens

MAYFIELD, MIDLOTHIAN, EH22 5RQ

Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.20m (10'6")
Kitchen	3.41m (11'2") x 2.43m (8')
Garage	5.04m (16'6") x 2.43m (8')
Conservatory	3.43m (11'3") x 2.88m (9'5")
WC	2.17m (7'1") x 1.10m (3'7")
Bedroom 1	4.25m (13'11") x 3.58m (11'9")
En-suite	2.11m (6'11") x 1.55m (5'1")
Bedroom 2	2.86m (9'5") x 2.49m (8'2")
Bedroom 3	2.83m (9'3") x 2.49m (8'2")
Bathroom	2.04m (6'8") x 1.96m (6'5")

Gross internal floor area (m²): 82m²
EPC Rating: C