



41 Bogwood Road, Mayfield, EH22 5EQ



Welcome

Welcome to 41 Bogwood Road, a gorgeous family home, brought to the market by McDougall McQueen. We are delighted to present to you this superbly extended, bright and spacious, three-bedroom semi-detached house, situated in a popular residential location close to all amenities, including schooling in Mayfield, Dalkeith. The property is presented in excellent condition having been well maintained throughout the years by its long-term owners and benefits from double glazing, gas central heating with part underfloor heating, driveway for three cars, garage with light, power, and remote electric garage door, with private garden grounds to the front, side, and rear which provide the ideal space for outside entertaining.

- Superb location within a popular residential area
- Rear hallway with under floor heating
- Ground floor shower room, double shower base with overhead raindrop shower and attachment, wc and sink with combined vanity unit, and underfloor heating
- Fully fitted dining kitchen with a range of base and wall units, composite sink, gas hob, extractor, double oven, and integrated appliances including a fridge freezer, washing machine and dishwasher
- Inner hall with under stair storage and stairs to the upper level
- Gorgeous garden/family room with dual aspect windows and large patio doors to the front
- Spacious living and dining room with inset gas fire and surround, window to the front and French doors to the rear
- Upper hallway with window to the side, loft ladder access to part floored loft with light
- Family shower room with large corner shower, sink and wc with built-in vanity unit
- Bedroom one with rear facing window and to include quality bedroom furniture
- Bedroom two with window to the front and full width mirrored wardrobes
- Bedroom three with front facing window and built-in over stair store
- Double glazing and gas central heating
- Driveway to the rear with space for three cars
- Large single garage with light, power and up and over remote electric door
- Good sized private garden grounds to the front, side, and rear, ideal for outside entertaining







Mayfield

The Mayfield and Dalkeith area offer local primary and secondary schooling, a wide range of convenience shopping, large health centre, together with a variety of leisure and recreational facilities and all the usual amenities, in addition the area benefits from a regular public transport service operating to and from Edinburgh Town centre and the neighbouring Midlothian Towns and Villages. Newtongrange train station is close by providing easy access to Edinburgh City Centre and the Borders, with the City Bypass within quick and easy reach linking with the wider Scottish Motorway Network, making Mayfield and this property an ideal and attractive commuter choice.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, and the remaining bedroom furniture in bedroom one. All movable items, fitted appliances and free-standing white goods included in the sale are deemed sold as seen and are not warranted by the seller. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

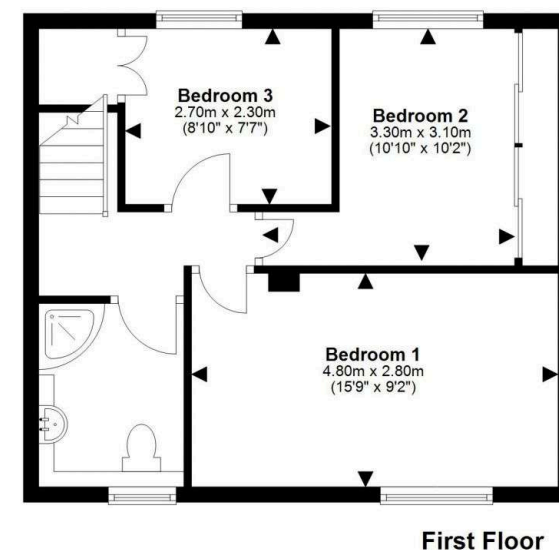
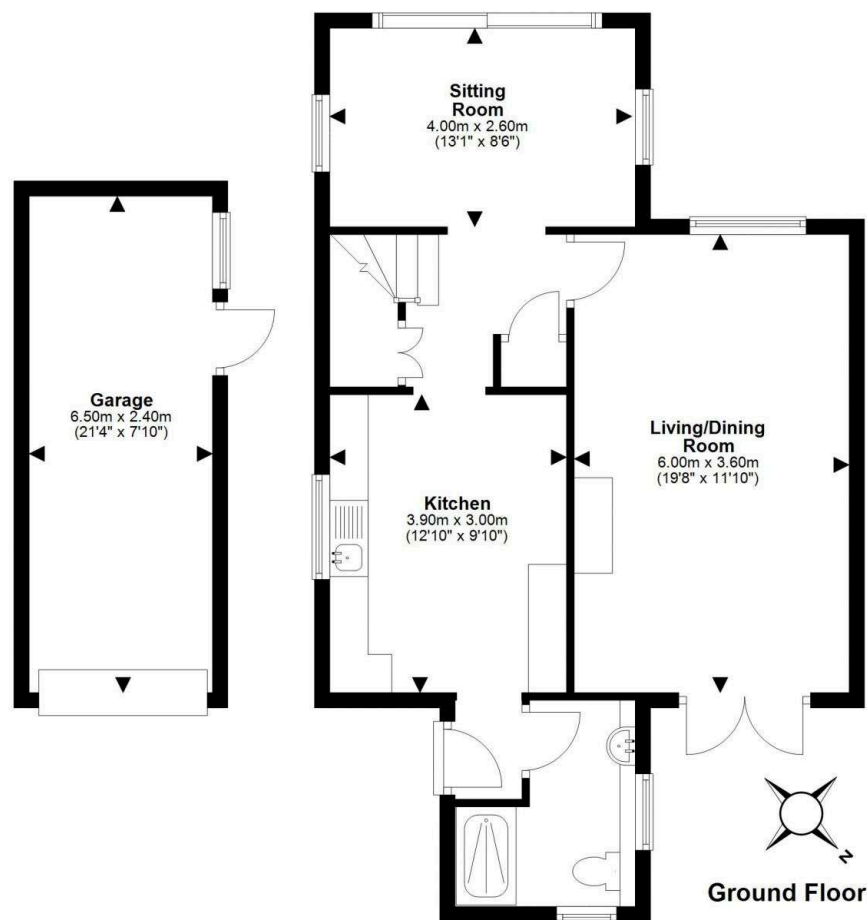
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



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.