



48 Bogwood Road, Mayfield, EH22 5DZ

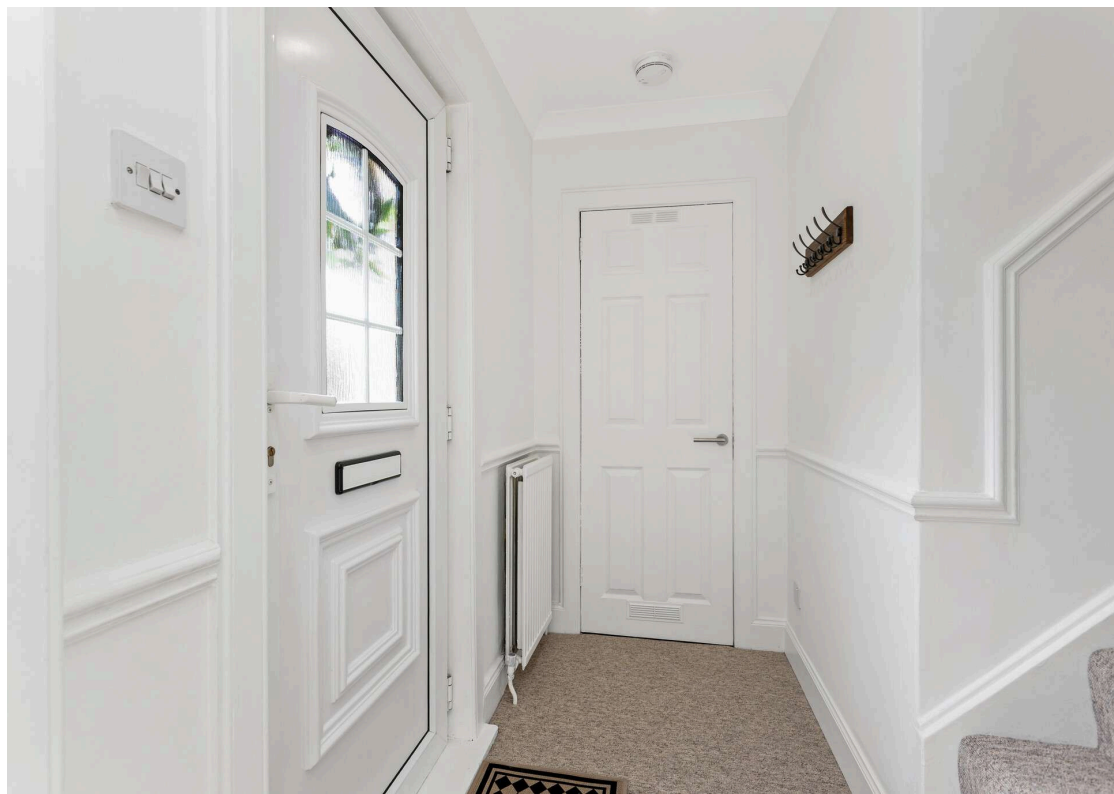
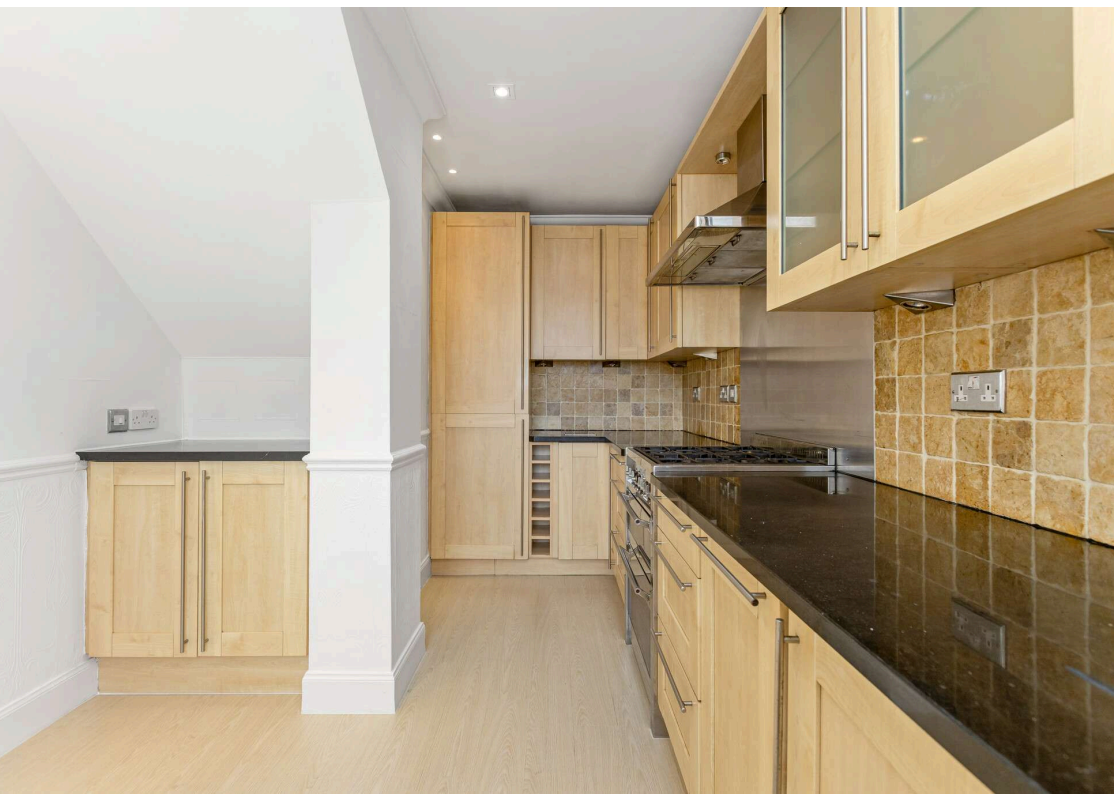


Welcome

Welcome to Bogwood Road, situated within the popular residential area of Mayfield, this bright and spacious three-bedroom terraced property is presented to the market in true walk-in condition, offering an ideal home for first-time buyers, families, or investors alike. Externally, the property enjoys private gardens to both the front and rear, providing excellent outdoor space for relaxing, entertaining, or family use. Located close to local amenities, schooling, and transport links to Dalkeith and Edinburgh, this attractive home combines comfort, convenience, and excellent value in a sought-after location. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance hallway
- Living and dining featuring a wood burning stove
- Direct access to the rear garden
- Fully fitted kitchen
- Three bedrooms
- Stylish bathroom comprising WC, wash hand basin Jacuzzi bath with shower over
- Upper landing window seat and two useful storage cupboards
- Gas central heating
- Double glazing
- Gardens front and rear
- Parking available to the rear





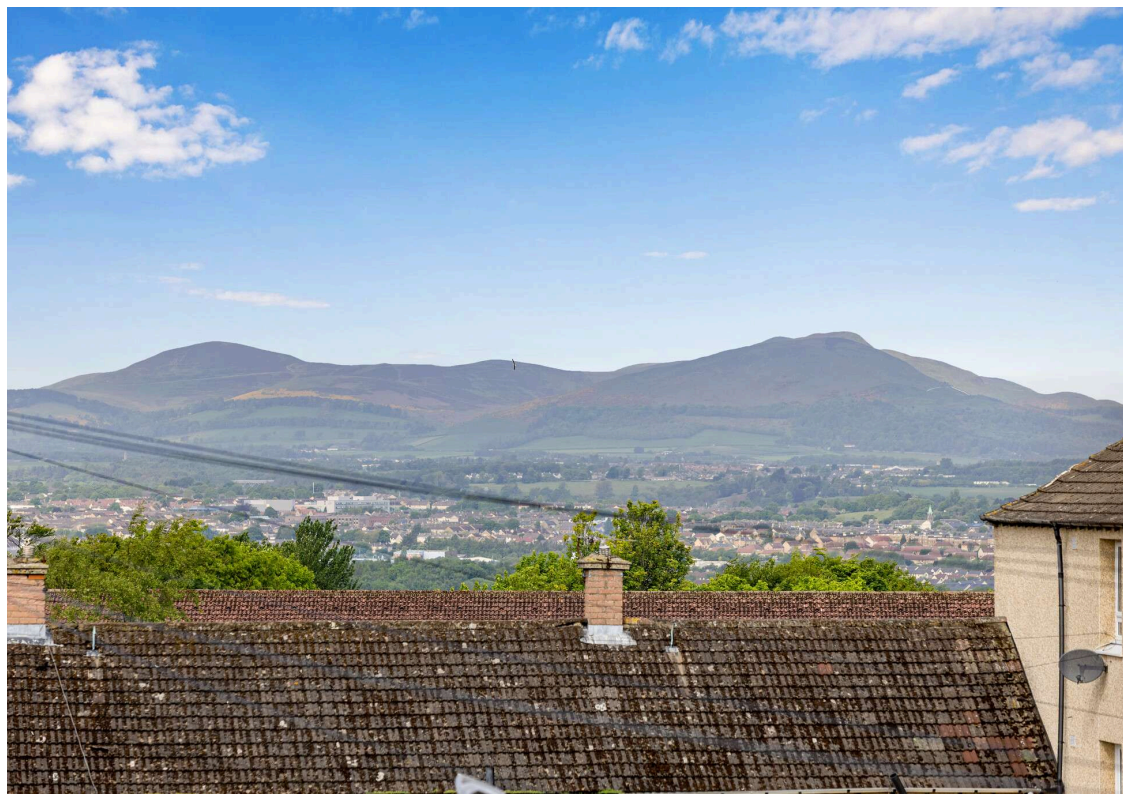


Mayfield

Located just a short distance from Dalkeith town centre and approximately seven miles from Edinburgh, Mayfield is a popular residential area offering an excellent balance of local convenience and commuter accessibility. The area benefits from a range of everyday amenities including shops, supermarkets, schools, leisure facilities, and regular public transport services. Excellent road links via the City Bypass provide easy access to Edinburgh and surrounding areas, making Mayfield an ideal location for commuters. Nearby parks and open green spaces also offer a variety of outdoor and recreational opportunities for families and professionals alike.

Extras

Included in the sale are: Floor coverings, light fittings, shutters/blinds where fitted, all integrated appliances, and any remaining white goods. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

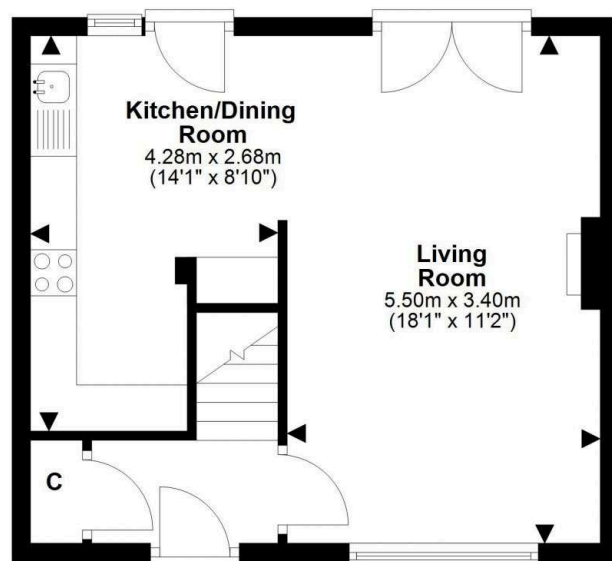
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

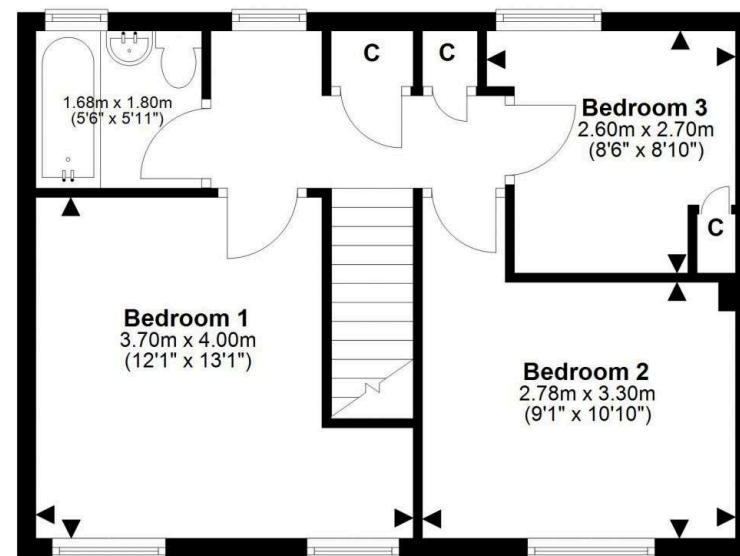
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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