

# 38 Bogwood Road

MAYFIELD, EDINBURGH, MIDLOTHIAN, EH22 5DZ



*SPACIOUS TWO-BEDROOM  
END TERRACED HOUSE IN MAYFIELD*



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McEwan Fraser Legal is delighted to present this two-bedroom end terraced house in Mayfield.

Inside, the property comprises of a spacious living area which has ample space for lounge and dining furniture with various possibilities for furniture configurations. There is a fully equipped kitchen with access into the private rear garden. The kitchen is spacious and well equipped whilst benefitting from the daylight through the large window overlooking the garden.

There are two generous double bedrooms with storage. The main family shower room is fitted with a white three piece suite.

In addition to this, the property includes free on-street parking as well as parking to the rear of the property which is off-street. The house also benefits from double-glazed windows and gas central heating. The house would benefit from modernisation however, is in good order.

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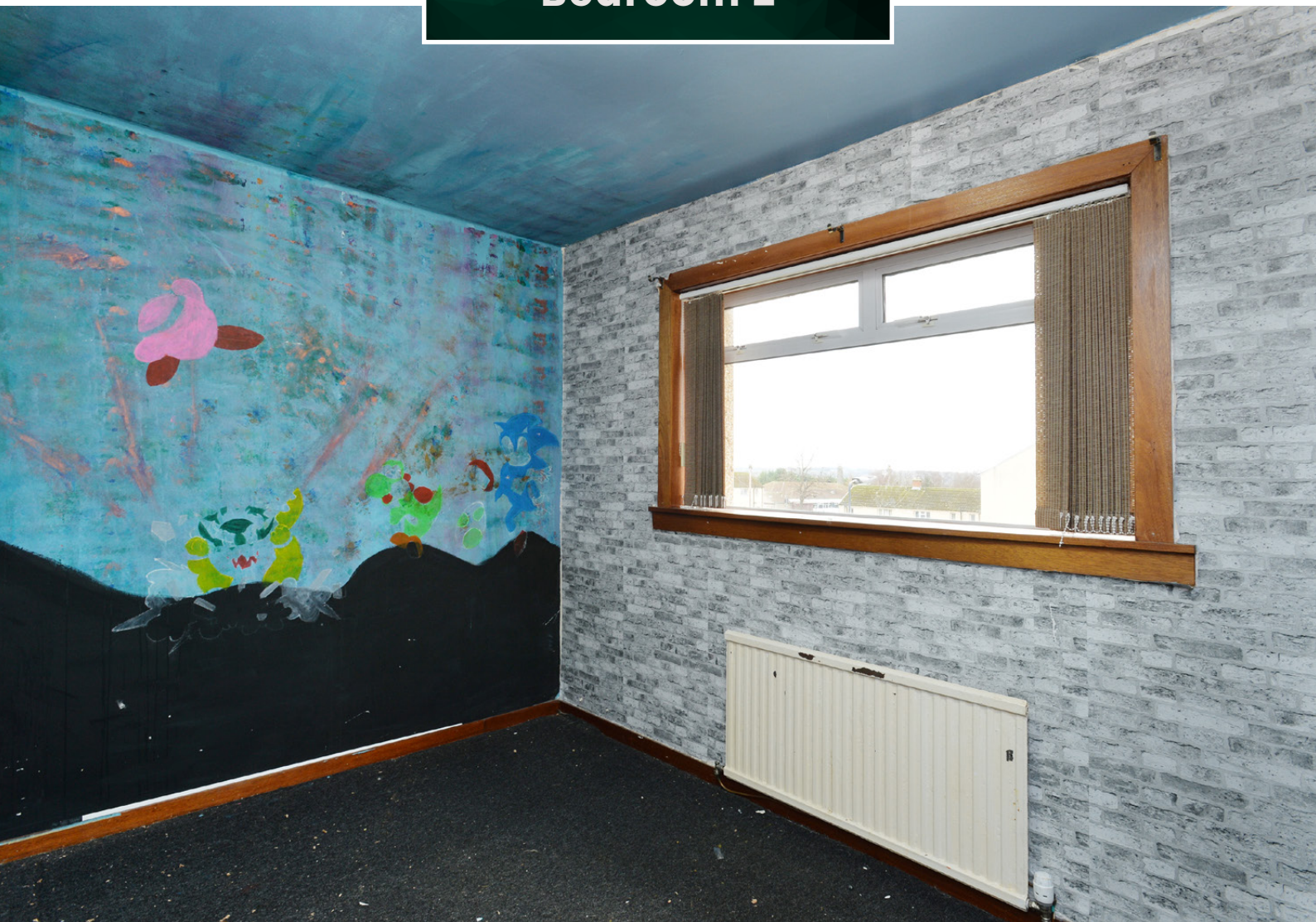


**Bedroom 1**

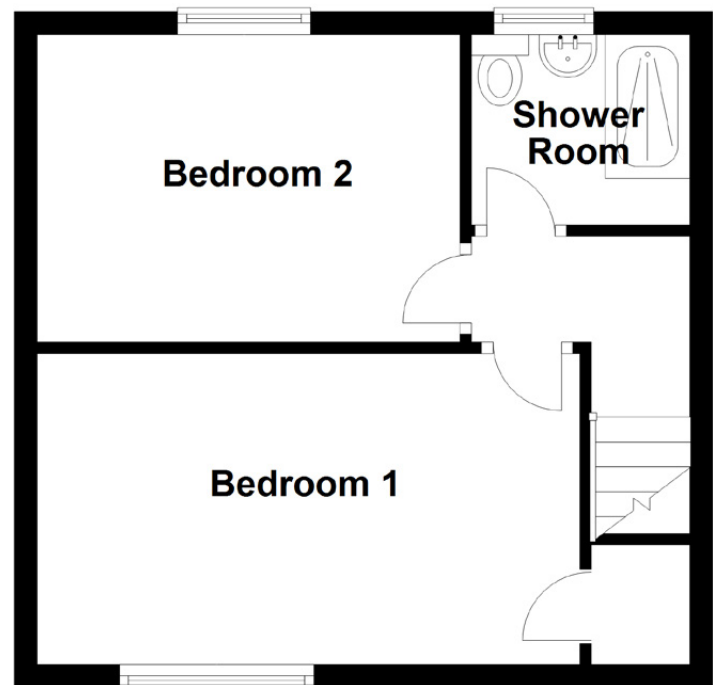
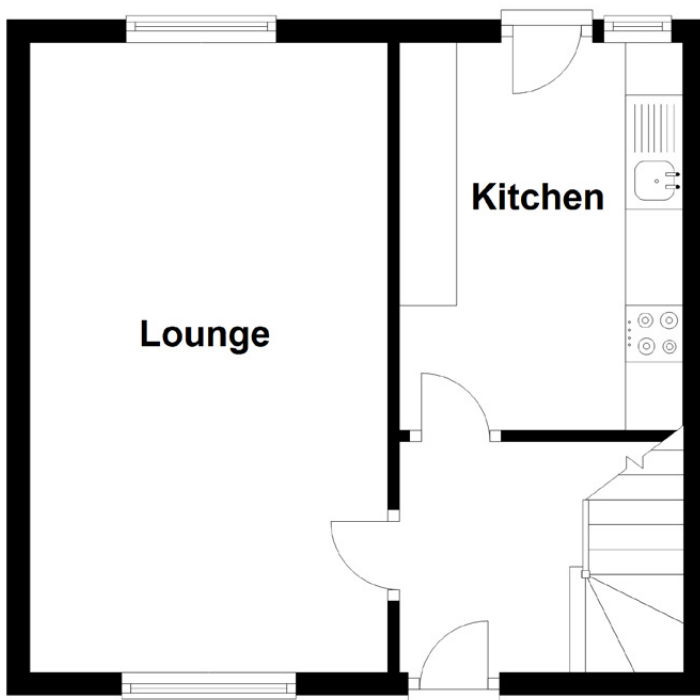




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Lounge	5.52m (18'1") x 3.14m (10'3")
Kitchen	3.40m (11'2") x 2.48m (8'2")
Bedroom 1	4.75m (15'7") x 2.73m (8'11")
Bedroom 2	3.70m (12'2") x 2.70m (8'10")

Shower Room	1.92m (6'3") x 1.67m (5'6")
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Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: B





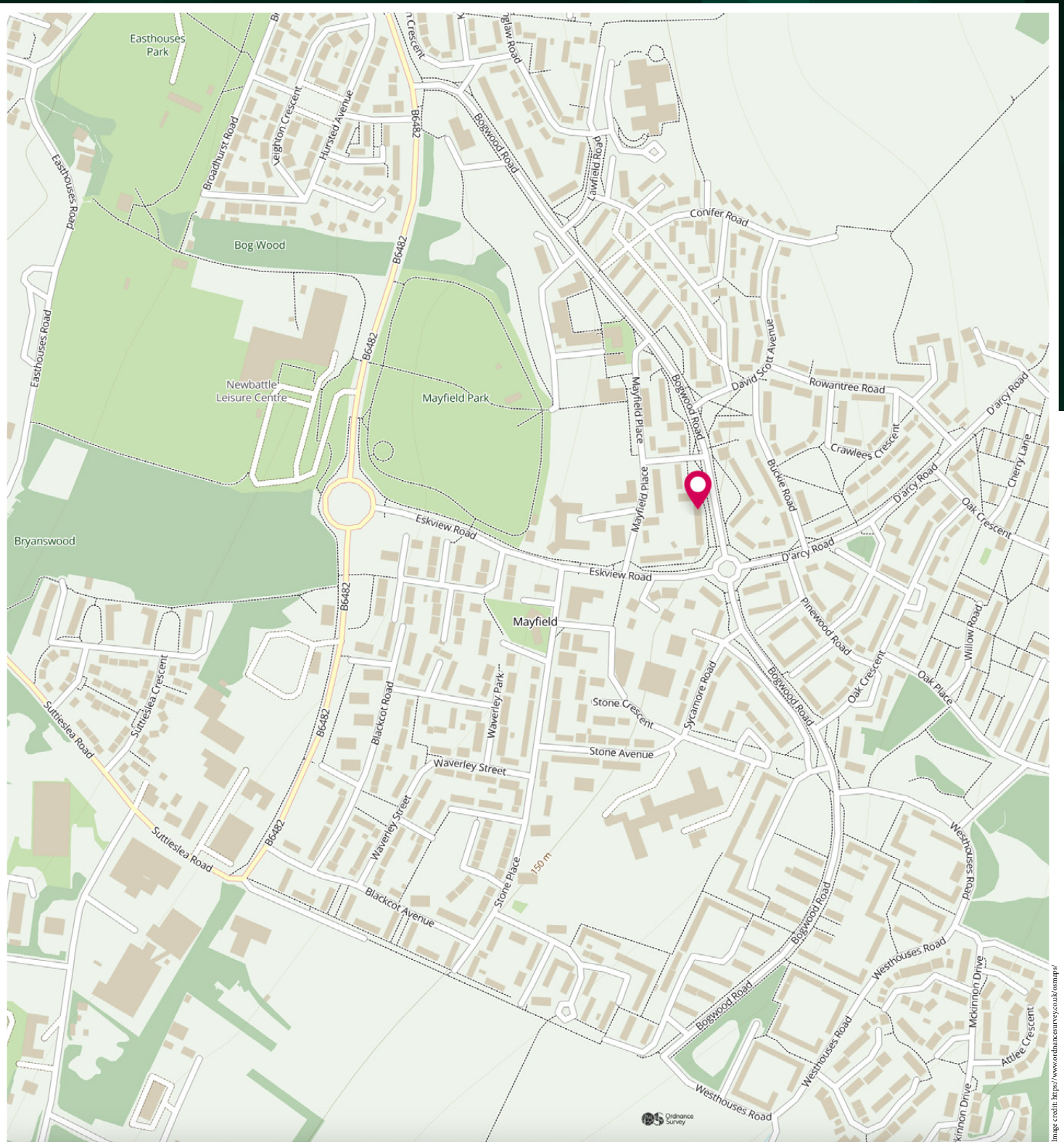


**DALHOUSIE CASTLE**

Mayfield is situated on the outskirts of Dalkeith and lies approximately eight 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. There is a choice of dentists and a substantial Doctor's Group Practice.

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.

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.



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