

# 53 Bogwood Road

MAYFIELD, DALKEITH, EH22 5EQ



*Spacious Family Home with Great Potential in a Prime Location*



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Mcewan Fraser Legal are delighted to present this charming semi-detached, end-of-terrace, three-bedroom home, ideally located in the popular residential area of Bogwood Road. Offering a bright and spacious interior with plenty of potential, this property is perfect for families, first-time buyers, or those seeking to upsize in a peaceful yet well-connected location.

# THE KITCHEN



As you enter, you are welcomed by a bright hallway with elegant modern doors leading into a generously sized kitchen. The kitchen is equipped with ample storage space and offers room for a dining table, making it an ideal space for family meals or entertaining guests. A glass door provides access to the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

# THE LIVING ROOM



The large living room is a standout feature of the property, offering plenty of space and light. With an abundance of potential, this versatile room can be tailored to suit your individual style and needs.





Upstairs, the property offers three well-sized bedrooms, each benefiting from natural light. The master bedroom features built-in wardrobes, providing excellent storage space, and benefits from three windows, ensuring the room remains bright throughout the day. The second bedroom also enjoys large windows, letting in plenty of light to create a welcoming and airy atmosphere.

The bathroom is tastefully finished with pale tiles, giving it a clean, fresh, and bright appearance. It includes a bathtub, perfect for relaxing after a long day.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Externally, the property offers a large front garden that enjoys sunlight throughout the day, with no obstructions, providing a lovely outdoor space to relax or play. To the rear, there is a spacious garden with a paved patio area, ideal for outdoor dining or entertaining, while still offering plenty of space for children to play.

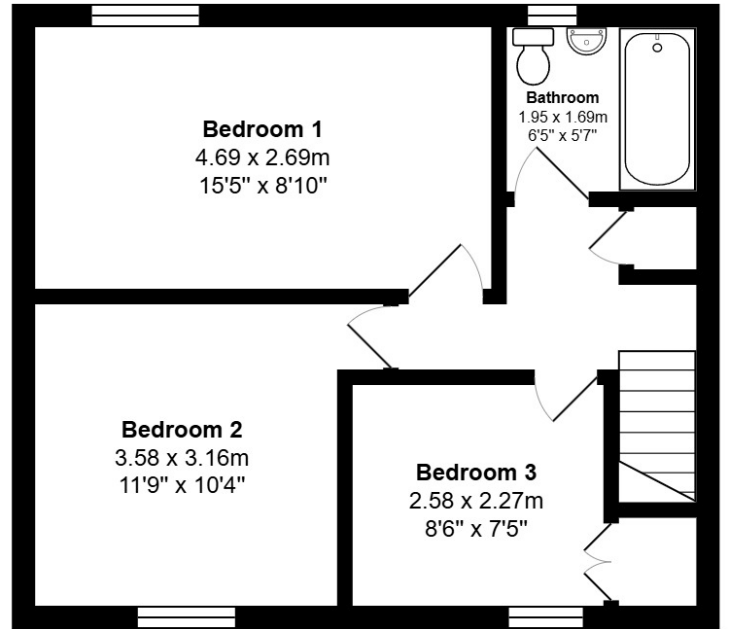
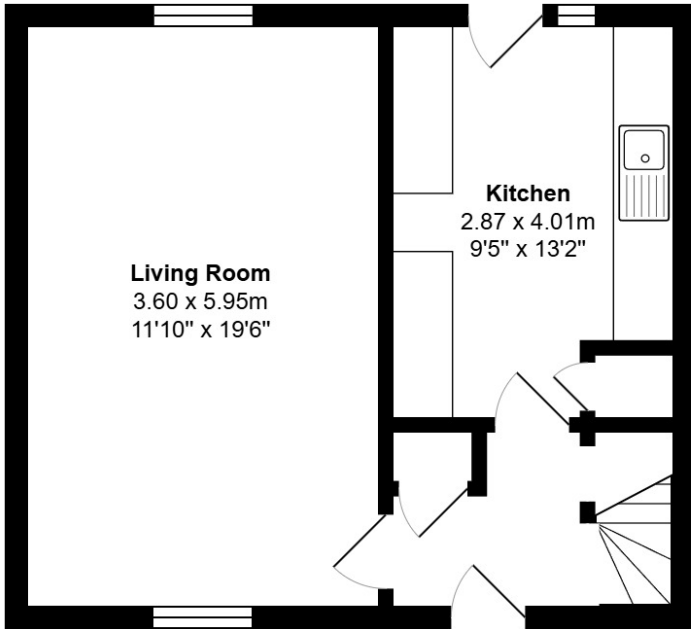
This property is within easy reach of excellent local amenities, including shops, schools, and recreational facilities. The property is well-served by public transport links, providing quick and convenient access to nearby towns and the city centre. The area benefits from a variety of parks and green spaces, making it an ideal location for families or those who enjoy outdoor activities.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Dalkeith is a thriving town in the county of Midlothian, perhaps some eight miles from Edinburgh's city centre. It is surrounded by open countryside and forms part of the crescent of similar small towns stretching from Musselburgh to the east through Dalkeith, Eskbank and Bonnyrigg to Loanhead, Roslin and Penicuik in the west. Dalkeith itself is an excellent shopping centre and people travel from a wide radius to take advantage of its opportunities. A great deal more than normal daily requirements is catered for in this location, and there is also a good choice of banking, building society and post office services.





In recent years, the road network in the area has improved beyond all recognition. As a consequence, the city bypass can be reached in a matter of a few minutes, and thereafter, every major trunk route is within the easiest possible reach. Dalkeith may therefore be a convenient location for anyone required to travel throughout the motorway networks of east, west and central Scotland, perhaps in connection with their job. There is a regular and frequent bus service to Edinburgh's city centre and the trip can often take less than twenty minutes except at peak times.



# McEwan Fraser Legal

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