



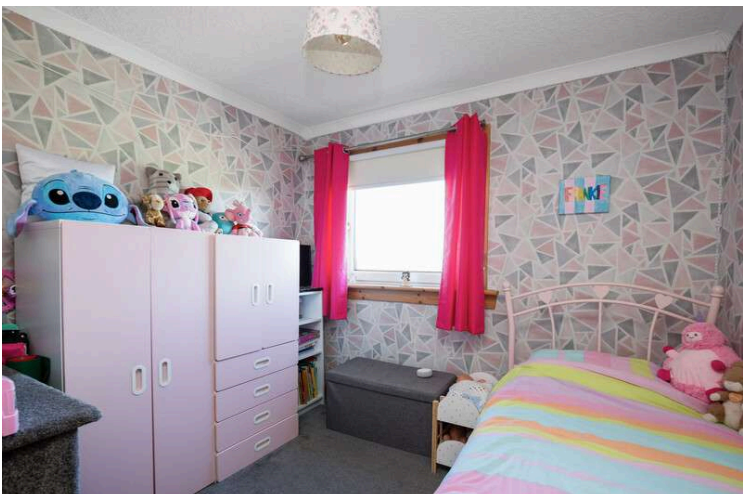
8E, Bogwood Court, Mayfield, Midlothian, EH22 5DG

www.mcdougallmcqueen.co.uk



McDougall McQueen are delighted to present to the market this wonderfully spacious rarely available three-bedroom purpose-built maisonette, situated in a popular residential location close to all amenities in Mayfield, Dalkeith. The property offers excellent value for money given the space on offer and is presented to the market in excellent condition throughout having been modernised throughout the years by its current owners, making this the ideal first-time purchase or family home. There are stunning views towards the Pentland Hills and Edinburgh with ample parking in and around the property. Early viewing is essential to fully appreciate the property on offer and to avoid the disappointment of missing out on what we believe is a great opportunity.

- Entrance hallway with stairs to the upper level
- Spacious living and dining room with patio doors to the front and window to the rear
- Modern well fitted kitchen with a range of base and wall units, breakfast bar, ceramic hob, stainless steel splashback, extractor, oven, integrated microwave and extractor
- Upper hallway with loft access
- Family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Main bedroom with built-in wardrobes and storage
- Bedroom two with built-in storage
- Bedroom three with front facing window
- Double glazing and gas central heating
- Communal courtyard balcony
- Ample on-street parking



Location

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.

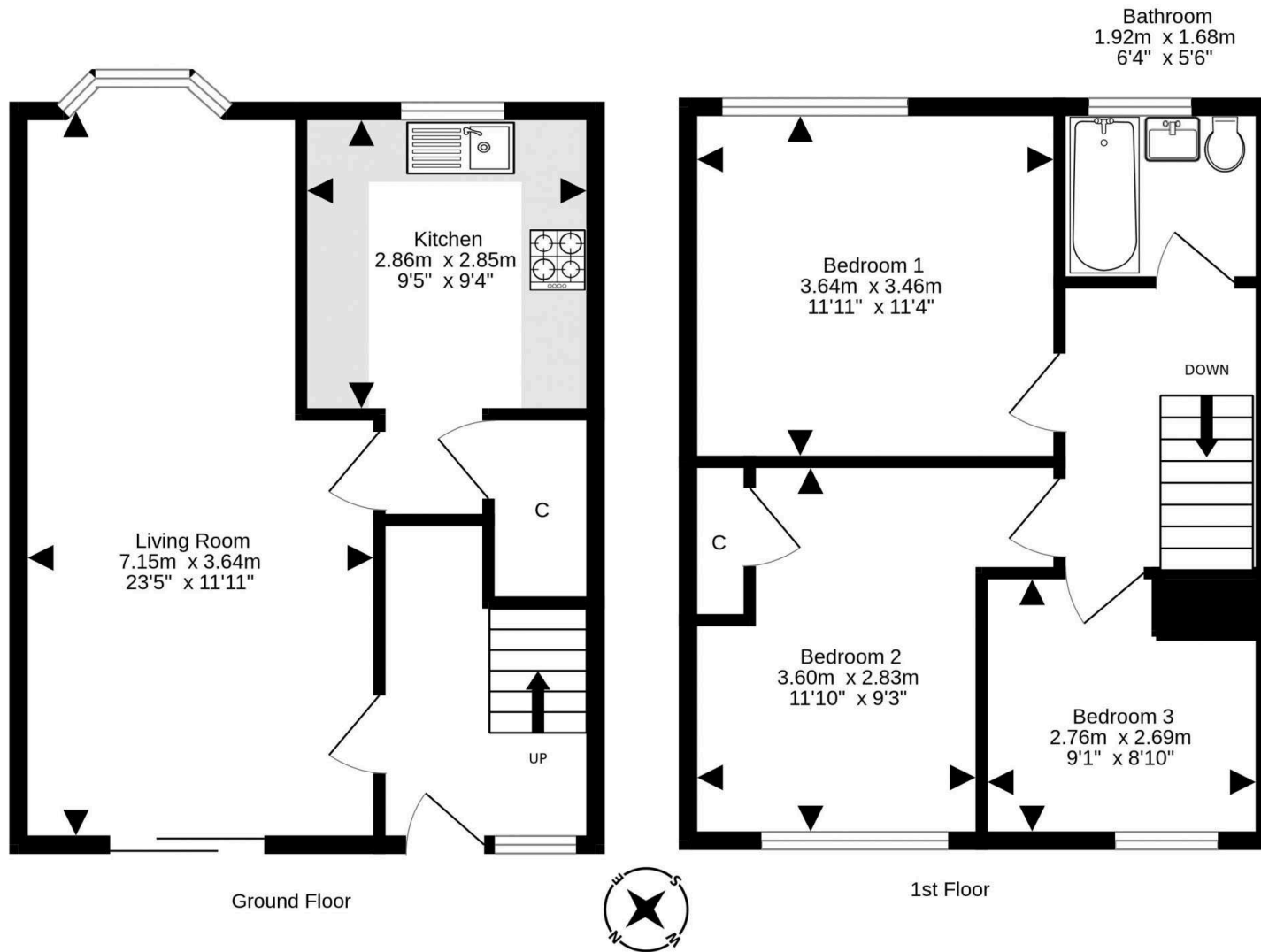
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances, movable items 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.

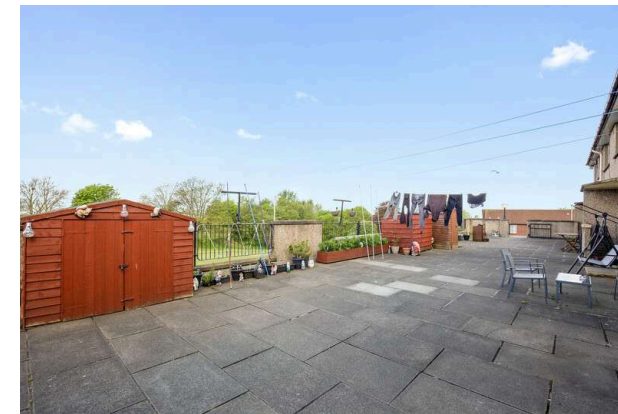
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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

