



37A Bogwood Road
Mayfield
Dalkeith EH22 5EG



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Semi Detached
House



accommodation

- Entrance hall
- Sitting room / dining room
- Breakfasting kitchen
- Three bedrooms
- Bathroom
- Private garden

features

- Freshly decorated
- New carpets
- Views to the Hills
- Gas centrall heating
- Double glazing
- Some upgrading required

description

Spacious semi detached family home in a popular residential location. The property has been freshly decorated with new carpeting but still offers excellent potential for upgrading the kitchen and bathroom and, possible extension, subject to the necessary local authority permissions. The accommodation comprises entrance hall with storage cupboard, bright sitting room with windows to front and rear and breakfasting kitchen with door to the rear garden and pantry cupboar (housing the boiler). On the upper floor there are 3 bedrooms and the family bathroom as well as the attic hatch providing excellent storage. The property benefits from gas central heating, double glazing and a private garden to the front, side and rear.



EPC:
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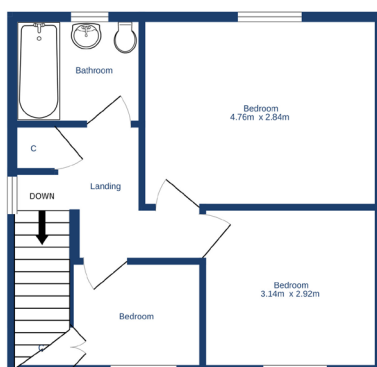
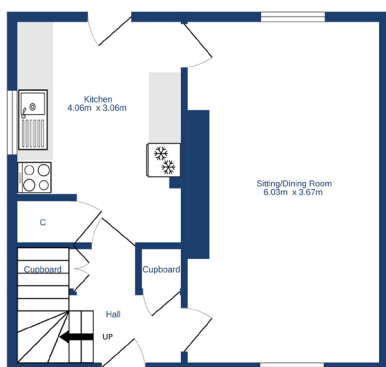
Home Report
Value: £175,000

Items to be included:
Fitted carpets, cooker, washing machine and fridge/freezer. (No warranties or guarantees will be provided on the appliances.)



Ground Floor
42.0 sq.m. approx.

1st Floor
40.0 sq.m. approx.



TOTAL FLOOR AREA: 82.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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