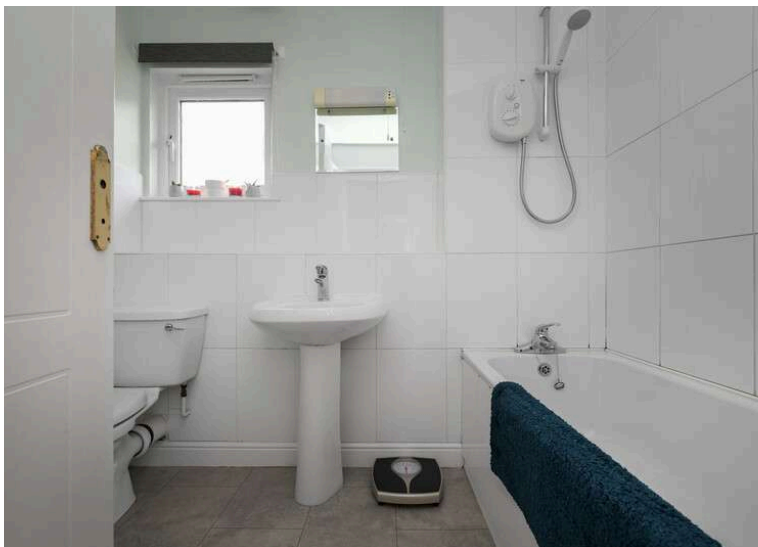




6 Bellerophon Drive, Penicuik, EH26 8NU

www.mcdougallmcqueen.co.uk



Another lovely family home brought to the market by McDougall McQueen. We are delighted to present to the market this spacious four-bedroom, two-bathroom, linked semi-detached house set in the bustling Midlothian town of Penicuik, conveniently located just a stone's throw from the town centre but offering a quiet location within a modern established residential estate. The property is offered for sale in excellent condition having been well maintained throughout by its current owners. It will make a superb purchase for those with a growing family and professional couples alike. A driveway provides off-street parking and access to an integral garage with private garden grounds to the front and rear. The property benefits from double glazing and gas central heating with ample residents and visitor parking in addition to the driveway. Viewing is by appointment only and should be made at your earliest convenience.

- Ground floor WC
- Spacious living room with twin front facing windows, under stair storage and stairs to the upper level
- Dining/family room with twin windows to the rear
- Lovely fitted dining kitchen with window and patio doors to the rear, garage access, a range of base and wall units, gas hob with stainless steel splashback, extractor, oven, and integrated microwave with free-standing white goods
- Double bedroom with twin rear facing windows and built-in mirrored wardrobes
- Double bedroom with window to the rear and built-in mirrored wardrobes
- Double Bedroom three with front facing window and built-in mirrored wardrobes
- Family bathroom with three-piece white suite with electric shower over the bath
- Double bedroom with twin Velux windows to the front
- Lovely family shower room with wc and sink
- Gas central heating and double glazing
- Driveway for off-street parking with additional residents and visitor parking
- Integral garage with light and power and Private garden grounds to the front and rear



Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

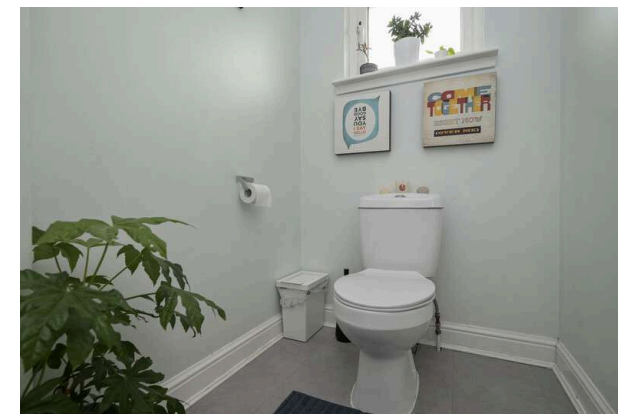
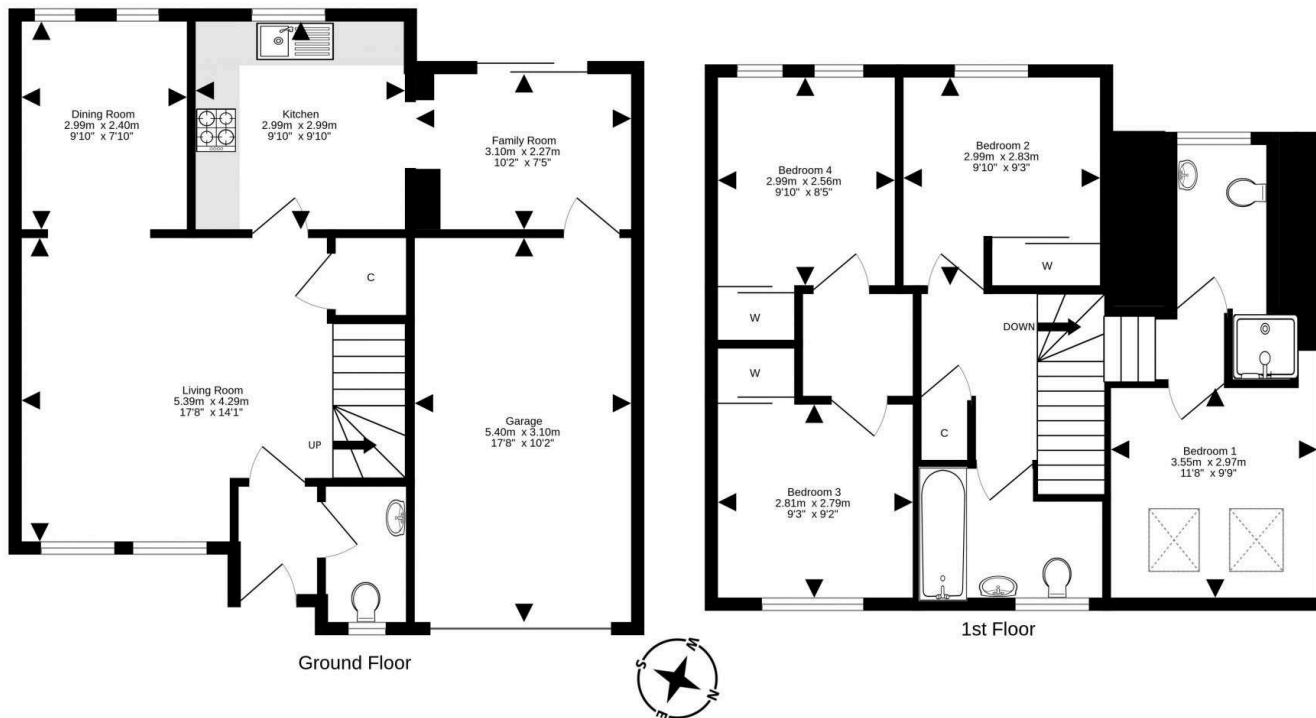
Extras

Included in the sale are: Floor coverings, light fittings, roller blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including remaining white goods may be available by negotiation.

Price & Viewing

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

EPC Band - C



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 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

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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.

