



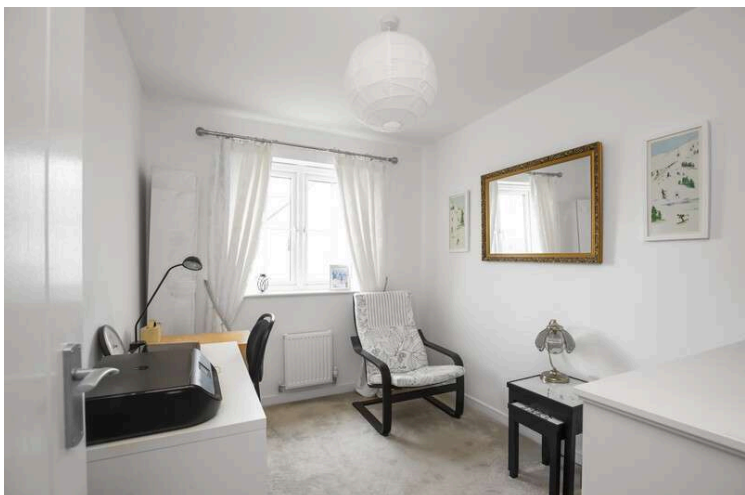
14 Bluebell Drive, Penicuik, Midlothian, EH26 0GY

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Absolutely stunning as new family home situated in a modern development with a very enviable plot and open outlook. McDougall McQueen are delighted to present to the market this gorgeous bright and spacious three-bedroom, with en-suite, detached house, set in a modern development in the lovely Midlothian town of Penicuik. Offered in an as new condition with a host of additional extras, this property would make the ideal choice for those with families given its proximity to schooling at both primary and secondary levels. The property offers everything you would expect in a new build with the added advantage of all the additional extras not normally included by the developer. There are private garden grounds to the front, side, and rear, with a driveway providing off street parking.

- Entrance hallway with stairs to the upper level and storage
- Ground floor WC with wall mount sink and wc
- Bright and spacious living room with dual aspect windows
- Superbly fitted modern dining kitchen with French doors to the garden, gas hob, stainless steel splashback, extractor, double oven, integrated fridge freezer, integrated dishwasher, and integrated washer dryer
- Main bedroom with Juliet balcony and wardrobes
- Gorgeous en-suite shower room with double shower base, vanity unit, wc and sink
- Bedroom two with window to the front providing an open outlook and to include wardrobes
- Good sized bedroom three
- Lovely family bathroom with three-piece white suite and additional storage unit
- Gas central heating, double glazing, and solar panels
- Lovely private garden grounds to the front, side, and rear which are ideal for outside entertaining and relaxation
- Quality garden summerhouse
- Driveway



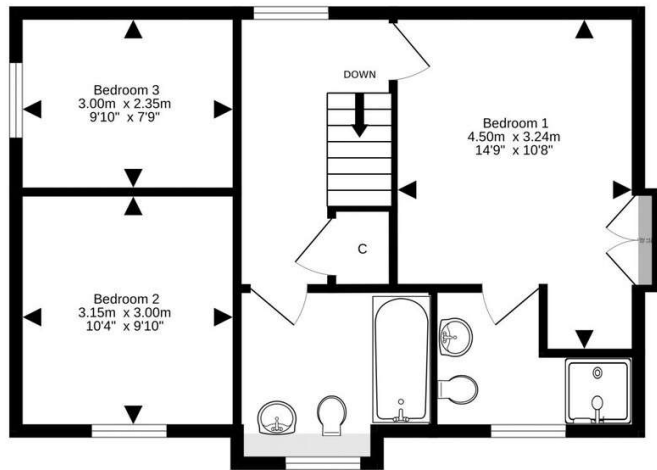
## Location

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.

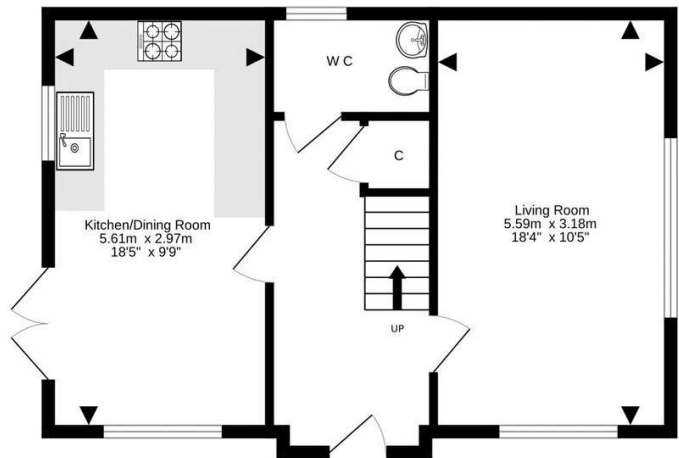
## Extras

Included in the sale are: Floor coverings, blinds where fitted, integrated appliances, wardrobes in bedroom one and two, bathroom storage and garden summerhouse. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation.

EPC Band - B



1st Floor



Ground Floor



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.

