





Welcome

Welcome to 21 Bellerophen Drive - McDougall McQueen are delighted to present to the market this bright and spacious modern two-bedroom second floor flat. The property is offered to the market in clean condition throughout and occupies a lovely spot in a much sought-after residential private estate in the lovely Midlothian town of Penicuik. Conveniently located near the town centre and within walking distance of all local schooling and amenities the property is ideal for first time buyers, those with young families, and professional couples. The property has communal garden grounds, allocated and additional visitor parking. This property with its superb location, is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Secure communal entrance
- Entrance hallway with ample storage
- Spacious living room with twin front facing windows
- Fitted kitchen with a range of base and wall units, gas cooker, and remaining free-standing white goods
- Main bedroom with rear facing windows and built-in his and hers double wardrobes
- Bedroom two with twin windows to the rear and built-in wardrobe/store cupboard
- Family shower room with electric shower, wc and sink
- Gas central heating and double glazing
- Communal garden grounds, communal bin, and bike store
- Allocated and additional visitors parking





Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. 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, blinds where fitted, gas cooker, and remaining free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen.



Get in touch

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Property Hub:

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EH22 1JB

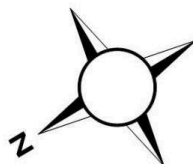
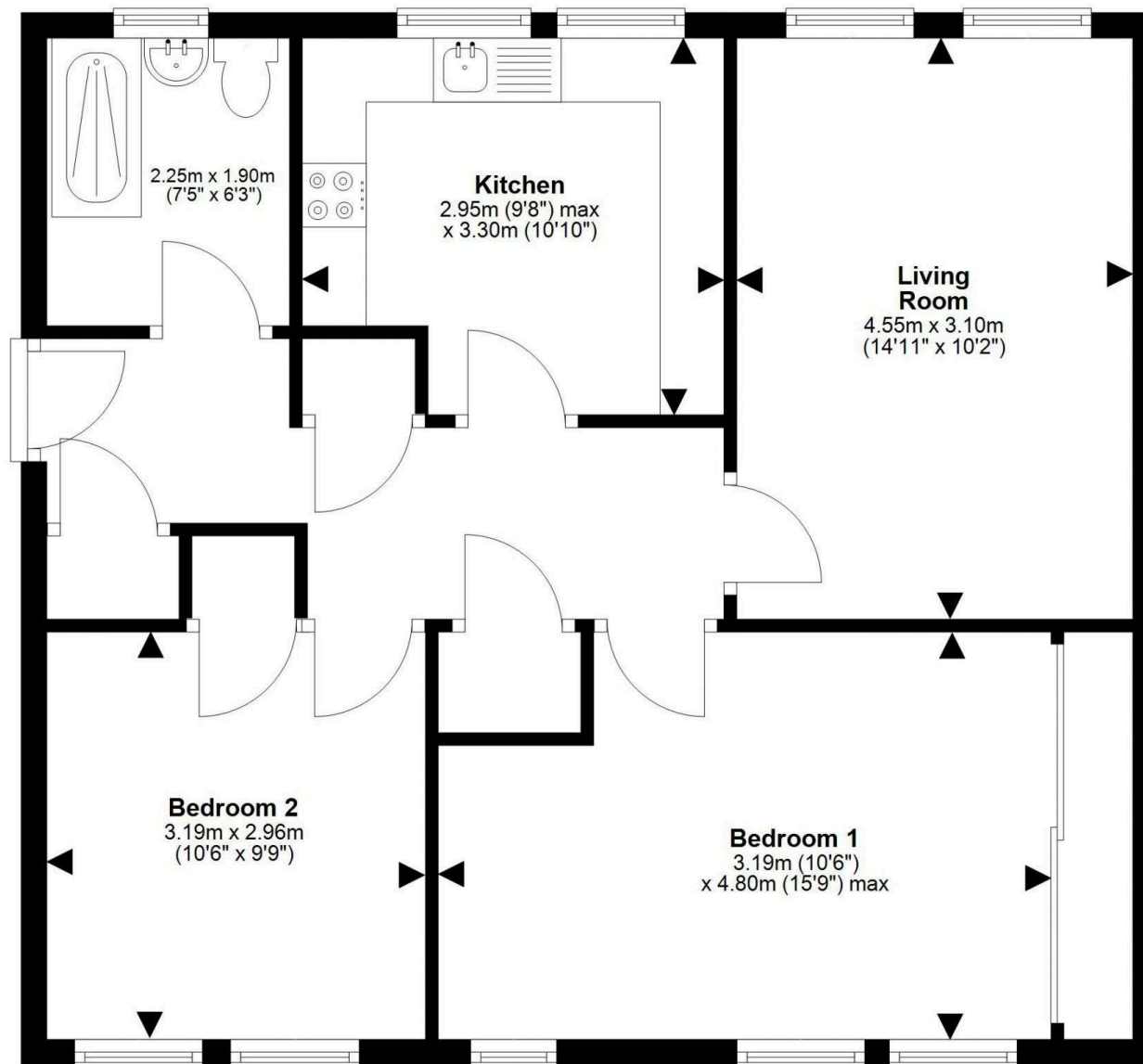
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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