



28 Bellerophon Drive, Penicuik, EH26 8NU

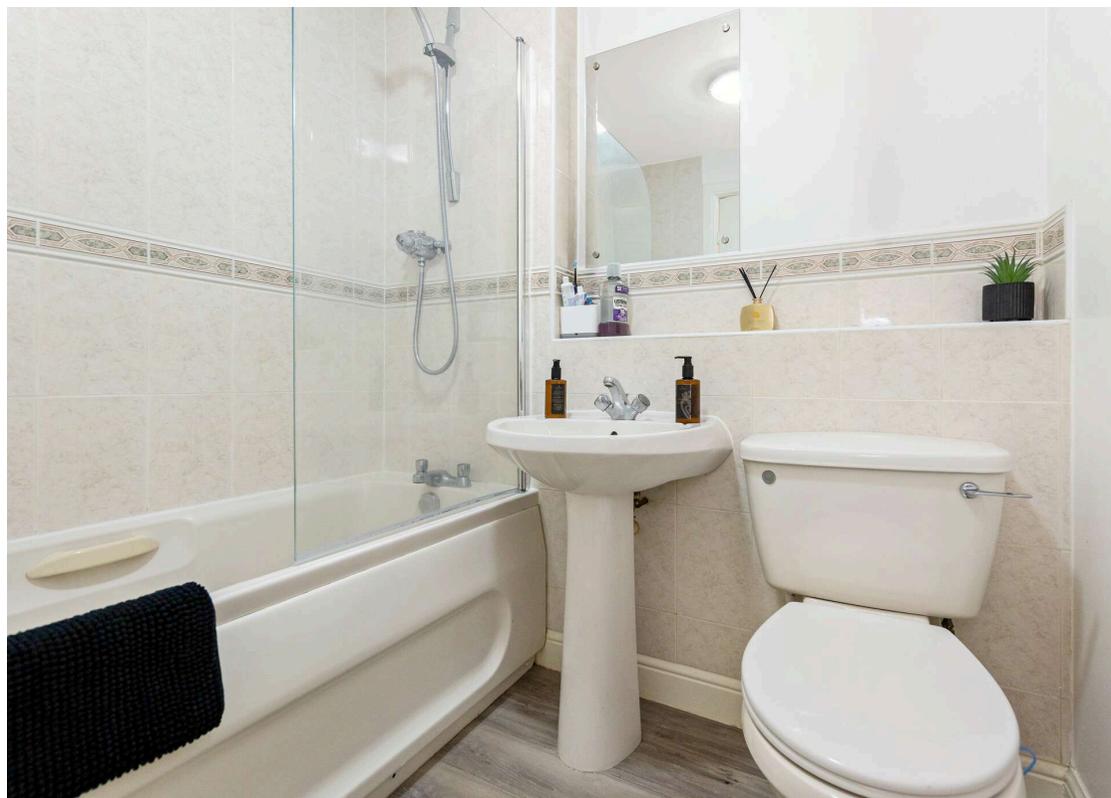


## Welcome

Welcome to 28 Bellerophon Drive - a charming rarely available ground floor main front and rear door flat, forming part of a small modern development in Penicuik, Midlothian. Set in a tranquil location just a stone's throw from the town centre, this property enjoys two bedrooms and spacious living areas with private gardens and allocated parking. The accommodation is offered in excellent order throughout having been well maintained by its current owner. This property and its location are ideal for first time buyers, professional couples, and those looking to downsize with living all on ground floor level. It is sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Main front and rear doors
- Entrance vestibule/porch
- Spacious living room with front facing windows
- Inner hall with built-in storage
- Double bedroom with rear facing window and built-in mirrored wardrobes
- Double bedroom with front facing window
- Well-equipped and modern fitted dining kitchen with rear garden access, gas hob, double oven, extractor, integrated fridge freezer, and integrated washing machine
- Family bathroom with three-piece white suite, shower over the bath and shower screen
- Gas central heating and double glazing
- Easily maintained private garden grounds
- Allocated and additional visitors parking







## Penicuik

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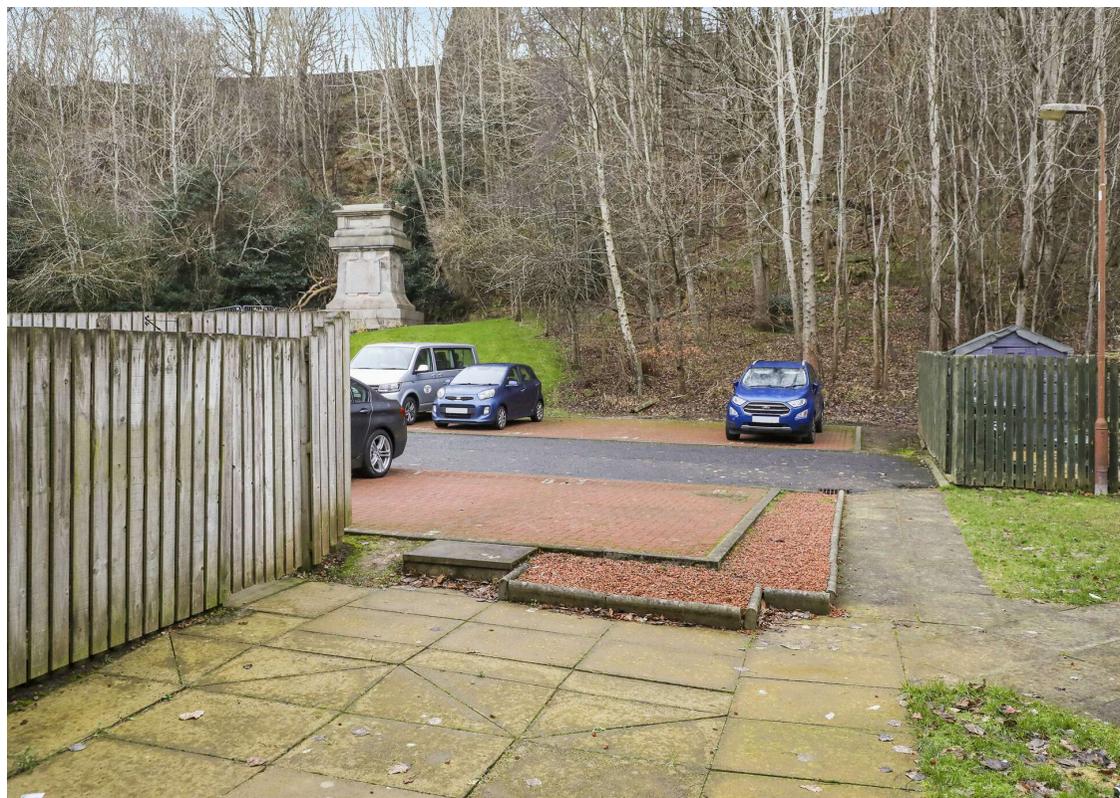
Penicuik, situated just seven miles south of Edinburgh, is one of Midlothian's largest and most popular towns. Residents benefit from a wealth of local amenities, including diverse shops, cafes, and leisure facilities, making it an ideal setting for families and professionals alike. The town is noted for its excellent schools at both primary and secondary levels and offers convenient transport links to Edinburgh and neighbouring areas, with the City Bypass providing easy access to the motorway network, Edinburgh Airport, and the Queensferry Crossing.

## Extras

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Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. 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.





# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

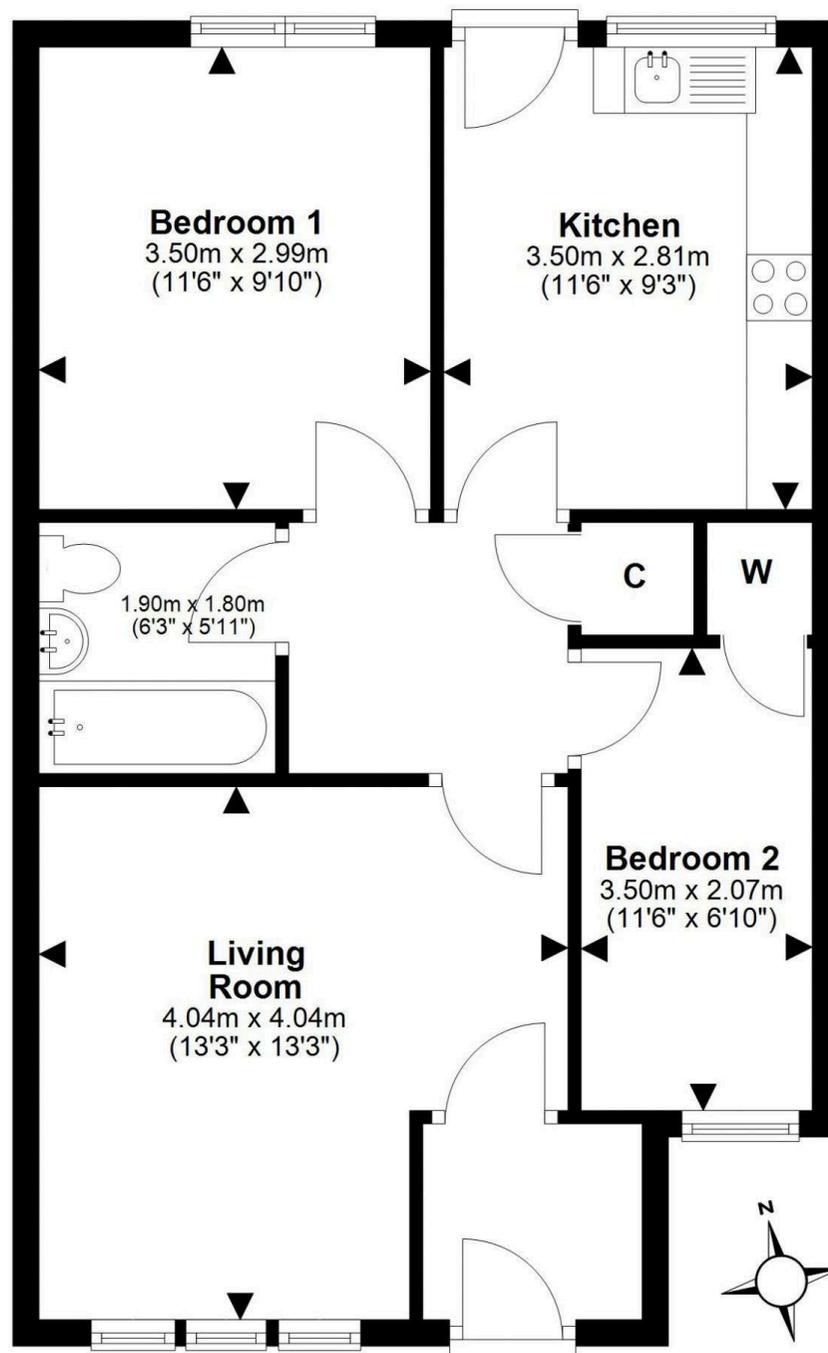
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.