



Solicitors & Estate Agents










Offers Over

£395,000

15 Bellwood Place

Penicuik | Midlothian | EH26 OGF

An impressive, beautifully presented executive detached villa within a cul-de-sac with sizeable garden grounds including a south-facing rear garden and extensive driveway to front. Forming part of a peaceful modern development in the sought after Mauricewood district of Penicuik, the property is within easy reach of excellent amenities, reputable schooling and transport links.

-  5 Bedrooms
-  2 Public rooms
-  3 Bathrooms & WC apartment
-  Private Gardens
-  Driveway
-  EPC Rating – B
-  Council Tax Band - G



Description

Offered to the market in true move-in condition, this wonderful family home offers a great deal of versatility, providing an ideal space for a growing family. Enhanced with a light and stylish interior throughout, the generously proportioned accommodation comprises; welcoming entrance hallway with all rooms located off. The attractively presented reception room affords a sunny southerly aspect to the rear overlooking the garden. The stylish integrated kitchen/diner again enjoys a sunny rear facing aspect with French doors leading to the garden. The kitchen is fitted with a range of wall and base units with built-in gas hob with hood above, separate eye level double oven, integrated dishwasher and fridge freezer. A practical utility room with window to side, again is fitted with wall units and worktops incorporating the sink unit and houses the integrated washing machine. A fantastic addition to this property is the sizeable games room/family room, allowing buyers a great deal of flexibility and offering a great space with built-in storage. Located to the front is bedroom number 5, a sizeable room which could easily be utilised as a formal diningroom. Completing the downstairs accommodation is the handy two piece WC apartment with window. A carpeted staircase leads to the L-shaped upper hall with hatch to attic and further storage provisions. The delightful principal bedroom is fitted with two large walk-in cupboards with hanging rail and shelving with a further advantage being the contemporary en-suite shower room with three piece suite with mains shower. Double bedrooms 2 and 3 have access to a Jack & Jill en-suite shower room and bedroom 4 is a sizeable single bedroom with aspect to the front. The stylish 4-piece family bathroom comprises of a modern suite with double shower enclosure with mains shower, separate bath, WC and wash hand basin. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, some light fittings and curtains shall be included in the sale together with the built-in hob, oven and hood and integrated appliances (dishwasher, fridge freezer and washing machine).

Gardens and driveway

Located to the front is a multi-vehicle monoblock driveway with side access leading to the rear garden. The lovely open space of the private rear garden enjoys an abundance of sunlight, affording a mainly south-facing aspect. Laid to lawn and with a paved patio, the garden also incorporates a large shed which shall be included in the sale.

Factors

There is a factoring fee of approx. £42 per quarter payable to Ross & Liddle for the upkeep of the communal garden grounds within the development.

Viewing

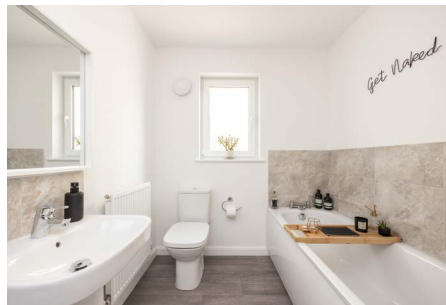
By appointment with Neilsons on 0131 625 2222.





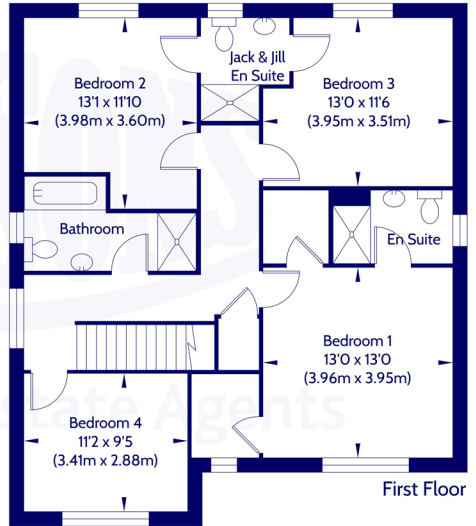
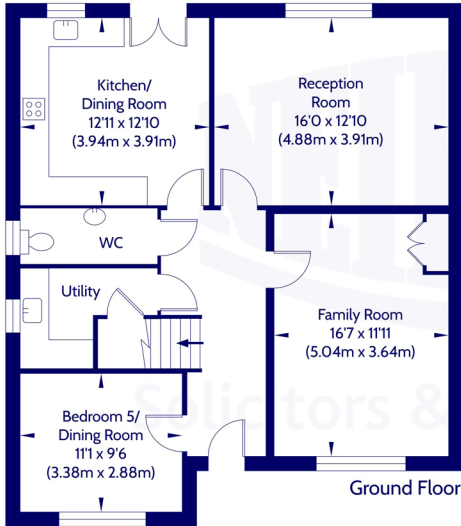
Location

Bellwood Place is quietly positioned within the highly desirable Mauricewood district of Penicuik, conveniently placed for access to reputable schooling and excellent local amenities including a nearby Tesco supermarket with further specialised shops, bars and restaurants within easy reach. The nearby Straiton Retail Park hosts a range of high street stores including M&S food hall, Sainsbury's together with Costco & Ikea. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area links directly to Edinburgh's city centre and surrounding areas. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting amenities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain. Within the development itself, are two lovely playparks, just a few minutes walk away.





Approx. Gross Internal Floor Area 170.87 Sq M / 1839 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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