





Welcome

Welcome 12 Belwood Crescent-a stylish, beautifully presented three-bedroom terraced home, perfect for first-time buyers, professionals, or young families seeking a move-in ready property. Located in a desirable area just north of Penicuik and within walking distance of Glencorse Golf Course, this bright and spacious residence has been thoughtfully upgraded throughout to offer comfortable, modern living. Step inside and enjoy the benefits of gas central heating, double glazing, and generous private gardens to both the front and rear-ideal for relaxing or entertaining. The property's excellent condition ensures you can settle in immediately and make the most of your new home. With easy access to local amenities, excellent schools, and picturesque surroundings, 12 Belwood Crescent offers a fantastic lifestyle opportunity. Viewing is highly recommended-contact us today to arrange your appointment.

- Entrance hall with stairs to the upper level and store cupboard
- Spacious living and dining room with front facing window, French doors to the rear, and feature fireplace
- Lovely modern fitted dining kitchen with a range of wall, base, and larder units, composite worktops and upstands, gas hob, oven, extractor, American Style fridge freezer, remaining white goods, space for a table and an under-stair store cupboard
- Ground floor WC, featuring sink and wc with combined vanity unit
- Upper hallway with built-in storage
- Bedroom one with front facing window, built-in wardrobes, and loft access (Fakro wooden ladder access)
- Bedroom two with front facing window, and built-in wardrobes
- Bedroom three with rear facing window and built-in storage
- Family shower room with large corner shower cubicle featuring an overhead raindrop shower and shower attachment, sink with vanity unit, and heated towel radiator
- Separate upper floor WC and sink, great for those with families
- Gas central heating and double glazing
- Gorgeous private garden grounds to the front and rear, ideal for relaxation and outside entertaining







Milton Bridge

Milton Bridge is situated in attractive open countryside near Penicuik and within convenient commuting distance of Edinburgh. The town of Penicuik provides excellent local shopping, including a Tesco supermarket. The retail shopping centre at Straiton is nearby and includes Ikea, Marks & Spencer food, and a Sainsbury's supermarket. Excellent recreational facilities in the area include Glencorse Golf Club, Hillend Ski Centre, and the Pentland Hills Regional Park. Primary education is nearby at Mauricewood Primary School and secondary schooling is available at Beeslack High School. There is easy access to the city by-pass via the Straiton or Lothianburn junctions, which leads to the A1, M8 and Edinburgh International Airport. A regular bus service also provides access to Edinburgh city centre making this an ideal location for the commuter

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining white goods and the garden shed. 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 available by negotiation.



Get in touch

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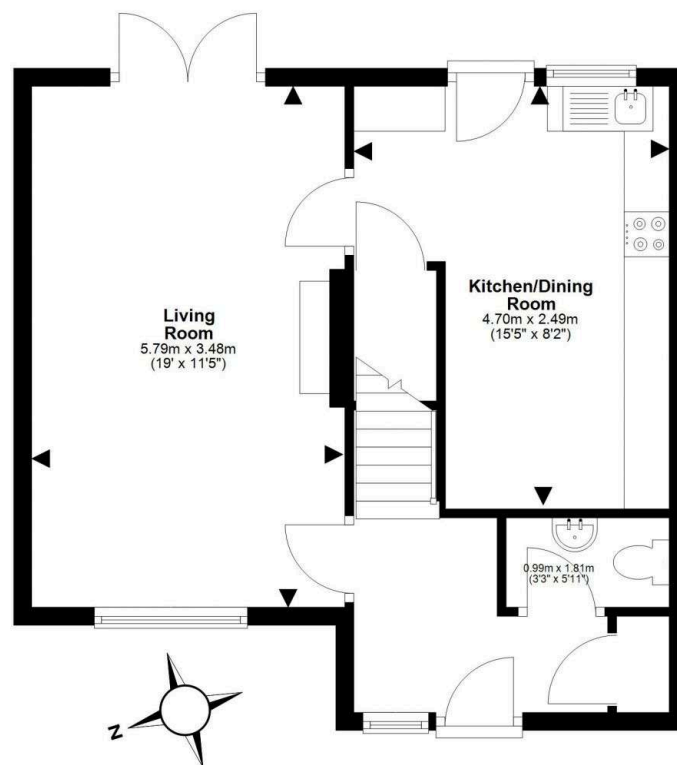
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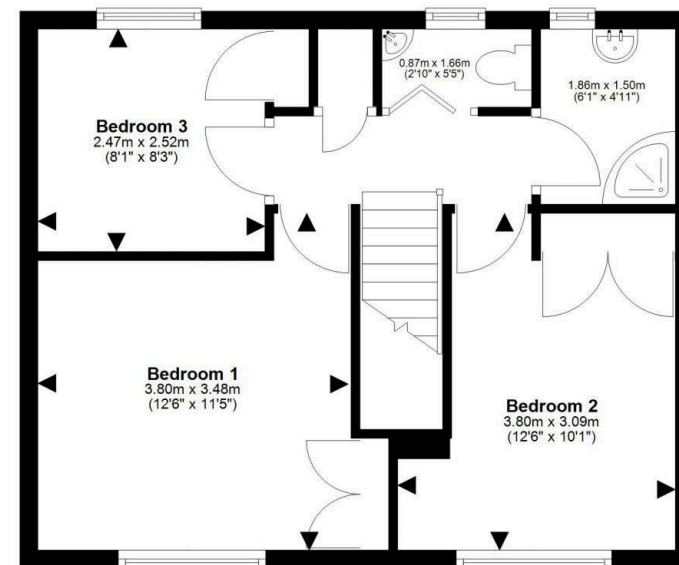


CHARTERED FIRM

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.



Ground Floor



First Floor

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.