



Penicuik

23 Bellerophon Drive
EH26 8NU



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2



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EPC Rating

Top Floor Flat

FIXED PRICE £175,000

- Hallway
- Livingroom
- Kitchen
- Bathroom
- 2 bedrooms (1 with small study off)

- Gas central heating
- Double glazing
- Allocated parking space
- Shared landscaped garden grounds
- Excellent first-time purchase

Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321





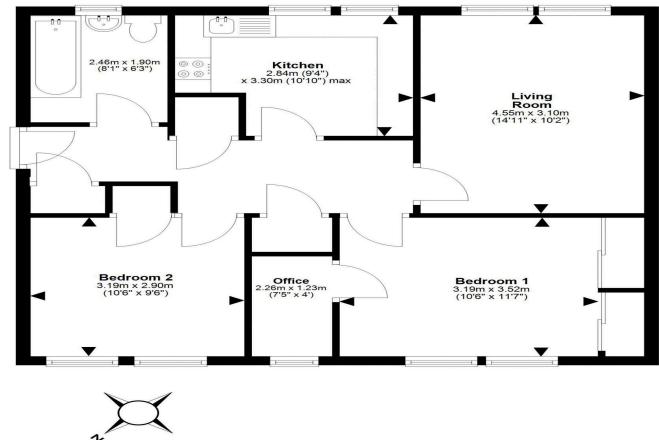




This two bedroomeed top floor flat is in the popular town of Penicuik, a Midlothian town in a rural setting offering good local shopping facilities along with a choice of public transport. Quick and easy access is available to the City Bypass and motorway links with Edinburgh International Airport a short journey away. Lying between the Pentland Hills and River North Esk the adjacent countryside caters for a wide range of outdoor pursuits including fine walks, cycling, golfing and the Hillend dry ski facility.

The property opens to a hallway which has three handy built in storage cupboards. The living room is situated to the front of the flat and features twin windows. Also to the front is the modern double windowed kitchen which has base and wall units, integrated oven with gas hob, stainless steel chimney style cooker hood and an integrated washing machine (freestanding white goods not included in the sale). There are two bedrooms to the rear with the master bedroom offering 2 built in mirrored wardrobes and a small study off with small window. The other double bedroom benefits from a built-in cupboard. Completing the accommodation is a front facing and partially tiled bathroom with bath, overhead electric shower, W.C and a wash hand basin.

The property benefits from gas central heating, double glazing and well-maintained communal grounds. There is also an allocated parking space for the flat.



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.

Factor

Charles White Limited, 14 New Mart Road, Edinburgh, EH14 1RL - (0131 447 8191) advised by Charles White 28/8/25 the annual factoring charge is £1,252 - charges to cover upkeep of communal garden grounds, communal open areas, stair cleaning and block building insurance.

EXTRAS

All integrated white goods and light fittings to be included in the sale (no warranties to be given).

OFFERS

Offers Over £169,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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