



59 Bluebell Drive
PENICUIK | EH26 0GZ


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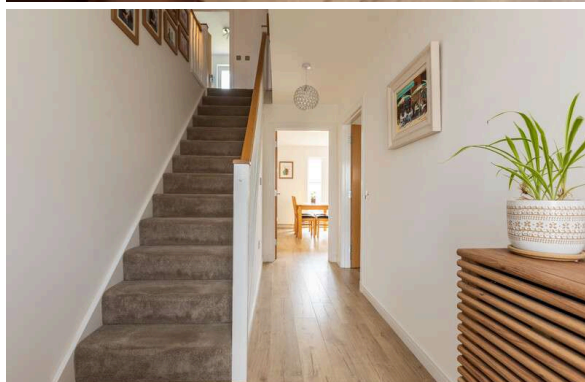
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Fabulous four bed detached villa boasting generously proportioned and flexible family living space finished off to an exceptionally high spec throughout, plus wonderful private gardens, double garage and drive. Quietly tucked away on a sought after modern development, the property is conveniently placed for easy access to all the local amenities, Straiton Retail Park and the City Bypass.

Viewing is essential to appreciate the beautiful presentation and extra finishing touches added to ensure luxury and comfort within this superb family home, featuring solid oak internal doors throughout. Public living space includes a comfortable living room and an on-trend open plan family/dining room, open to a kitchen area featuring taupe gloss units, quartz worktops and a range of integral appliances including a five ring gas hob, Rangemaster 1.5 undercounter sink and Rangemaster tap. The handy utility room is fitted out in a similar style to the kitchen.

There are four double sized bedrooms on the upper floor, three of which have the benefit of built-in wardrobe space. Contemporary style white suites and neutral tone tiling feature in the en-suites serving the principal and guest bedrooms, and in the family bathroom with bath and separate shower cubicle. Additional features include a part floored loft space with light, security alarm system, gas central heating and double glazing. Fully enclosed private gardens to the rear have been beautifully landscaped to include a lawn for children to play on, a patio area with porcelain tiles and raised beds for relaxation, summerhouse and shed. The garden is south-east facing and enjoys the sun all day. The rear monobloc driveway provides plenty of off road parking space and leads to the double garage with power and light.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Entrance hallway
- Living room
- Family/dining room open to
- Stunning, fully equipped fitted kitchen
- Utility room and WC
- Four double bedrooms
- Two with en-suite facilities
- Family bath/shower room
- Excellent storage
- Gas central heating, Double glazing, Security alarm
- Double garage and drive
- Fully enclosed landscaped private garden with summerhouse

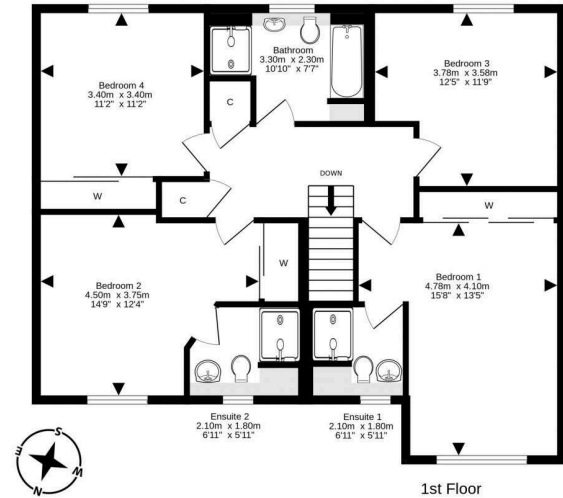
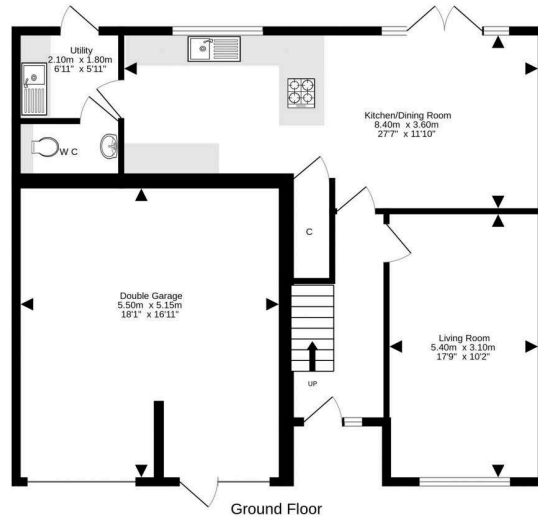
Included in the sale will be all integrated kitchen appliances and all blinds and curtains
EPC rating is B.



Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.







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