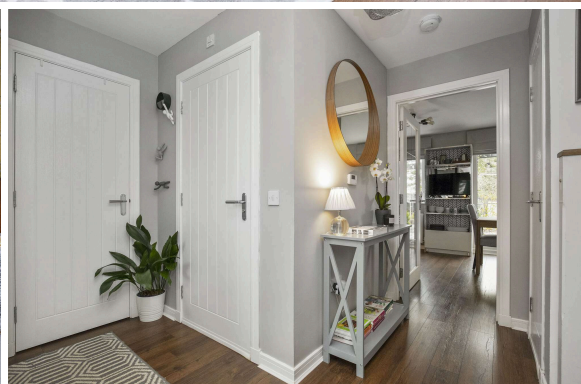




5 Bluebell Drive  
PENICUIK | EH26 0GY

  
**warners**  
solicitors & estate agents





## 5 Bluebell Drive

PENICUIK | EH26 0GY

Nestled within a highly desirable modern development in the family-friendly area of Penicuik, this beautifully presented four-bedroom detached home offers an exceptional standard of contemporary living, perfectly suited to growing families or those seeking extra space.

Step inside and you'll be greeted by a stylish and well-proportioned interior. The spacious living room provides a warm and welcoming environment-ideal for both relaxing evenings and entertaining guests. A separate kitchen/dining room sits at the heart of the home, featuring ample space for cooking and family dining. Off the kitchen, a convenient utility room offers additional storage and laundry facilities, while a downstairs WC adds further practicality.

Upstairs, the property continues to impress with four generous bedrooms. The luxurious principal bedroom features its own en-suite shower room, built-in wardrobes, and a charming Juliet balcony-perfect for enjoying fresh air and morning light. The remaining three bedrooms are all well-sized doubles, offering flexibility for family life, guest rooms, or home office space. A contemporary family bathroom, complete with a shower over the bath, serves the additional bedrooms.

Externally, this home offers even more to admire. A private garage-currently utilised as a home gym-features power and lighting, and can easily be converted back to secure parking or used for storage. A double driveway provides ample parking space for multiple vehicles, ideal for households with multiple drivers or regular visitors.

The expansive rear garden is a true highlight: a peaceful retreat that's been thoughtfully landscaped by the current owner. It features a mix of decked and slabbed patio areas, a well-maintained lawn, and an array of planters and flower beds-perfect for outdoor dining, family fun, or simply unwinding in the sunshine. A neat front garden further enhances the home's curb appeal.

This outstanding property effortlessly combines comfort, practicality, and style in a well-connected location. Early viewing is highly recommended to fully appreciate everything this home has to offer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

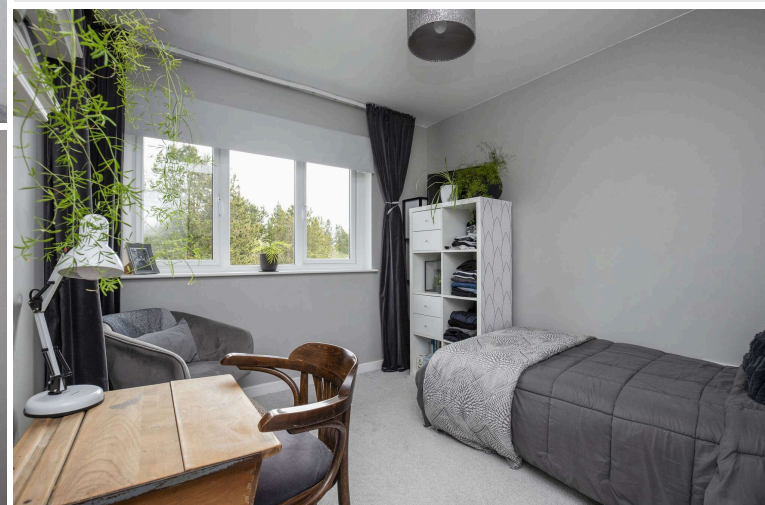
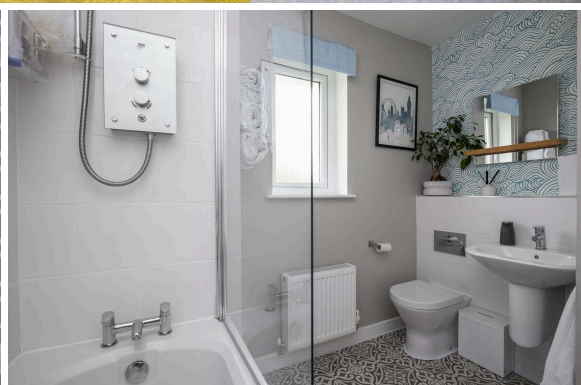




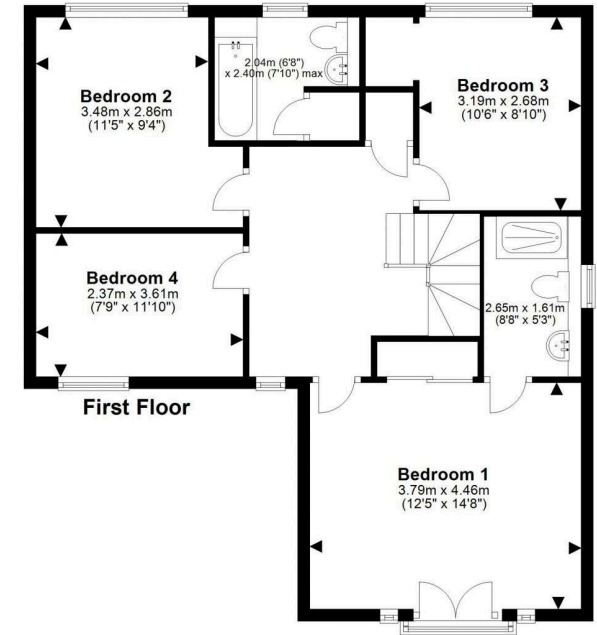
- 4 double bedrooms, main with en-suite & Juliet balcony
- Modern kitchen/diner, utility room & WC
- Versatile garage with power, used as home gym
- Landscaped rear garden with patio & lawn
- Double driveway for multiple vehicles
- Sought-after family-friendly Penicuik location
- EPC B and Council Tax F
- Integrated kitchen appliances included in the sale. TV bracket, blinds and curtains not included in the sale.
- Factor fee understood to be approx £120 per year.



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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.