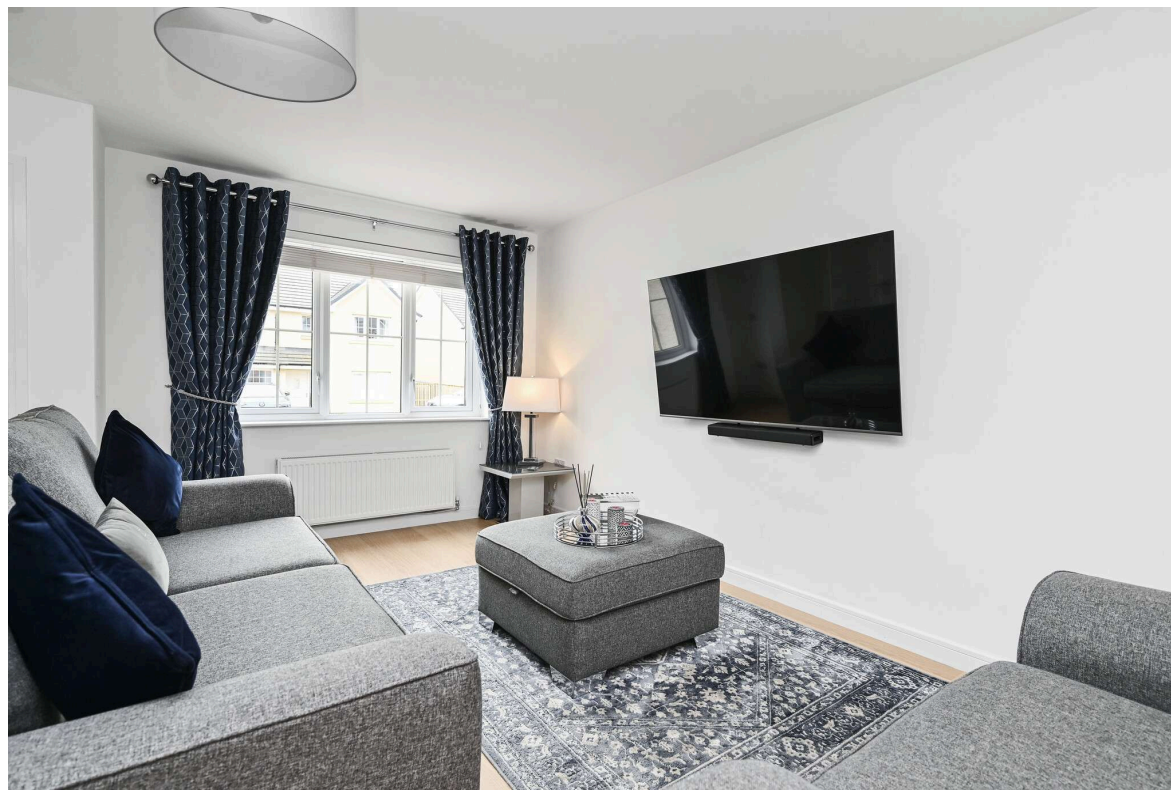




55 Bluebell Drive
PENICUIK | EH26 0GZ


warners
solicitors & estate agents



55 Bluebell Drive

PENICUIK | EH26 0GZ

Immaculately presented three bed semi-detached villa with a large landscaped garden and drive, peacefully situated on a select modern development only a short journey from the bustling town centre, schools, the varied Straiton Retail Park amenities and City Bypass access.

This is a most appealing family home offered to the market in true walk-in condition, beautifully finished off with stylish, neutral tone decor and floor coverings throughout. All modern comforts are in place including contemporary fittings in the fully equipped, dove grey dining kitchen with French doors to rear, and the attractively tiled bathroom, en-suite and WC. Two of the bedrooms benefit from mirrored wardrobe storage and the loft is mostly floored and has a light and pull down ladder for easy access. To the rear of the house lies a superb split level garden, fully enclosed for privacy and child safety, comprising a lawn, large patio area for outdoor relaxation, feature lighting and water tap. A double driveway to front provides off-street parking.

- Entrance hall with WC facility off
- Living room with under stair and cloak cupboard
- Fully equipped fitted dining kitchen with French doors
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Security alarm
- Fully enclosed rear garden
- Double drive
- Factor fees to be paid to Ross & Liddell approximately £70 per year

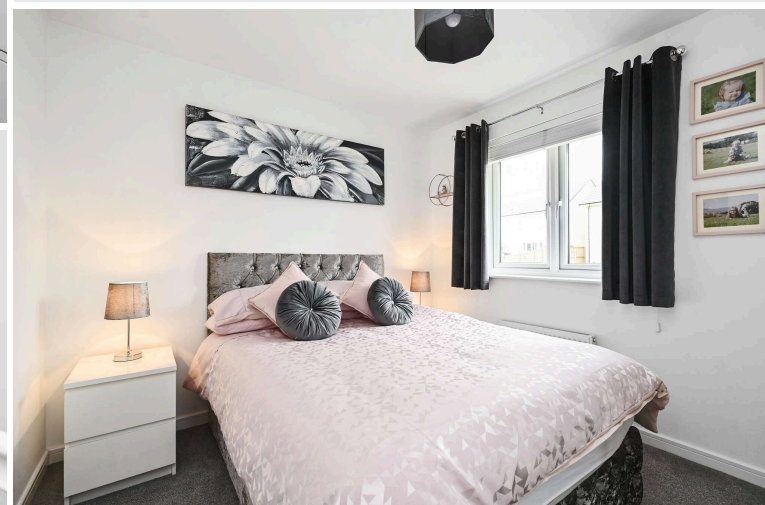
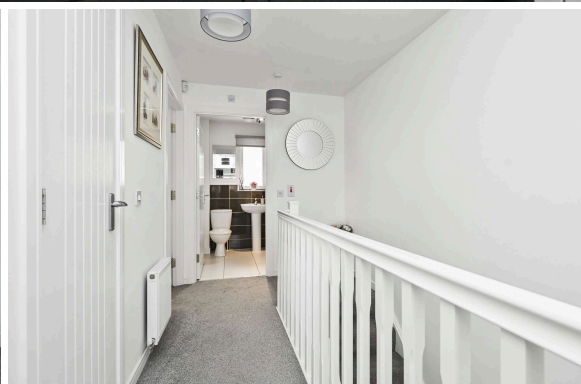
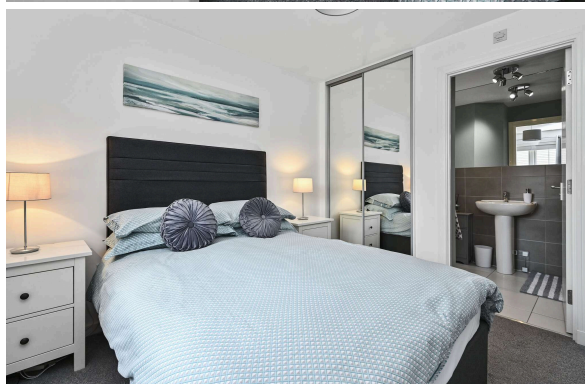
Energy Rating B, Council Tax E

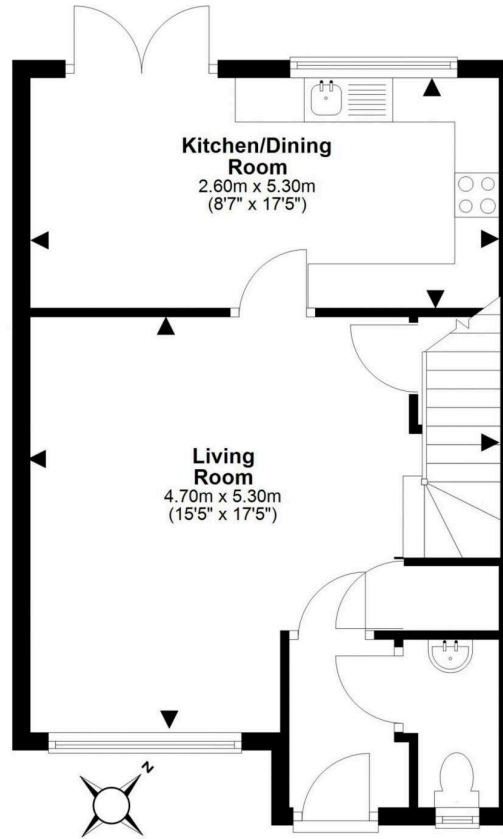
All fixtures, fittings, blinds, integrated appliances such as the fridge/freezer, washer/dryer, cooker with 5 ring gas hob, extractor fan and dishwasher. The garden shed and curtains can be available through separate negotiation.

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

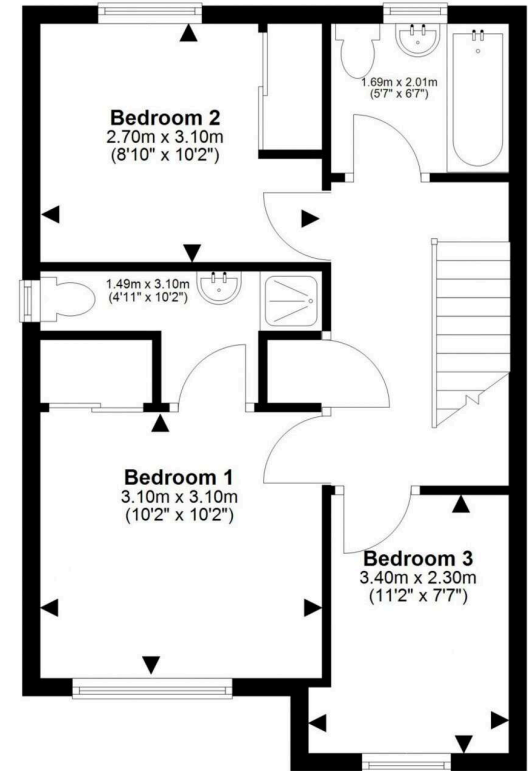


Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets and the Ikea store. 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.





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.