

Peebles
Call 01721 723999

Offers Over £430,000

CULLEN KILSHAW
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11 Bluebell Drive, Penicuik EH26 0GY



Located within a modern and highly regarded residential development in Penicuik, this impressive four-bedroom detached property is presented in immaculate decorative order throughout and offers spacious, well-proportioned, and versatile accommodation ideally suited to modern family living.

The home boasts a highly energy-efficient EPC rating of B, providing excellent comfort and lower running costs. Internally, the accommodation is bright and welcoming, with a flexible layout designed to accommodate a variety of lifestyle requirements.

Externally, the property benefits from an integral garage, private driveway, and attractive garden grounds. To the front, there is an area of garden ground enhancing the property's kerb appeal. The fully enclosed rear garden enjoys a high degree of privacy and backs directly onto woodland, creating a peaceful setting and a delightful outlook.

Combining modern efficiency, generous accommodation, and a desirable location, this outstanding detached home offers an excellent opportunity for families and professionals alike within easy reach of Penicuik's wide range of local amenities, schooling, and transport links.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Dining kitchen with integrated appliances and patio doors to the rear
- * Utility room with a large store
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Spacious master bedroom with fitted wardrobes and an en-suite shower room
- * Guest bedroom with Juliet balcony, fitted wardrobes and en-suite shower room
- * Two further bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Mono-block driveway
- * Garage with up and over door with power and light
- * Six solar photovoltaic panels on the roof, supplying electricity to the property, which is connected to the main grid
- * Private fully enclosed garden ground to the rear designed for easy maintenance

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Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311941)

Situation

Penicuik lies approximately seven miles to the south of Edinburgh and provides an excellent, full range of amenities and a variety of recreation and leisure facilities. Highly regarded schooling is available in the town at both Primary and Secondary levels and Penicuik is well served by a regular public transport service operating to Edinburgh and the surrounding villages and towns.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band B

Council Tax

Band F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.