



10 Bluebell Drive
Penicuik, Midlothian, EH26 0GY

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall with walk in storage cupboard.
- Cloakroom/WC.
- Attractive living room.
- Fabulous dining kitchen with appliances.
- Walk in larder storage cupboard.
- French doors to rear garden.
- Upper landing with storage & access to attic.
- Well-presented master bedroom with fitted wardrobes
- Ensuite shower room.
- Further double bedroom with open storage area.
- Third bedroom with fitted bunkbeds (could be used as a further double bedroom).
- Contemporary fitted family bathroom.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway to side.
- EVC point (available through negotiation).
- Extensive enclosed child friendly garden with chipped stone area at rear.
- Unrestricted on street parking.
- NHBC guarantee.



GENERAL DESCRIPTION

An immaculately presented and rarely available three bedroomed detached villa situated within a sought-after modern development in the popular town of Penicuik in Midlothian. This is an ideal commuter base with its close proximity to Edinburgh City by-pass while there is also an excellent range of local amenities close at hand, making this a perfect family home in a great location.

FACTORING NOTE

The communal areas within the development are factored by Ross & Liddell at an approximate charge of £225 per annum. In addition to this is a £100 float.

COUNCIL TAX BAND	E.
TRAIN STATION	APPROXIMATELY 9.6 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 12.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

LOCATION

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 skiing 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

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, FRIDGE/FREEZER, DISHWASHER AND WASHER/DRYER (DRYER CURRENTLY NOT IN FULL WORKING ORDER). THE EVC POINT IS AVAILABLE THROUGH NEGOTIATIONS. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



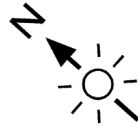




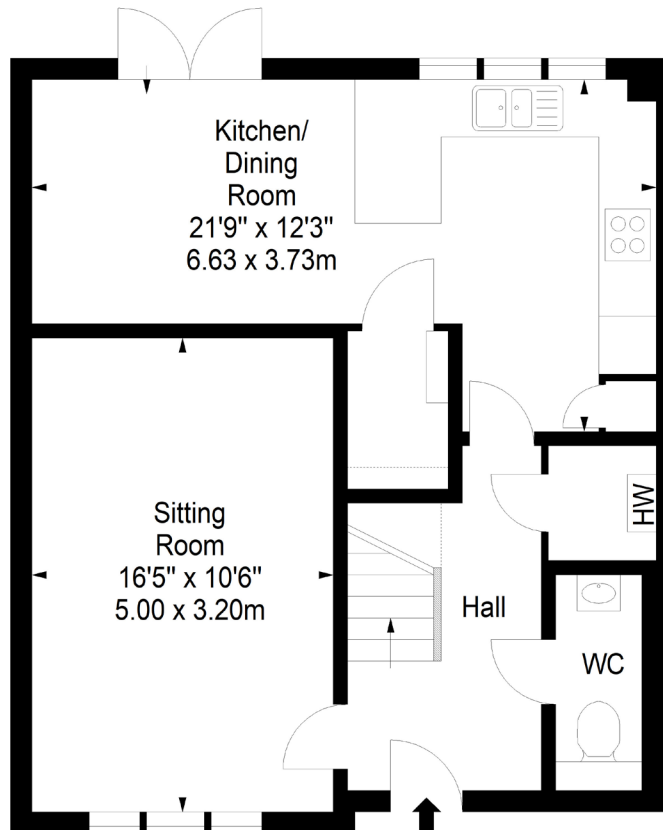
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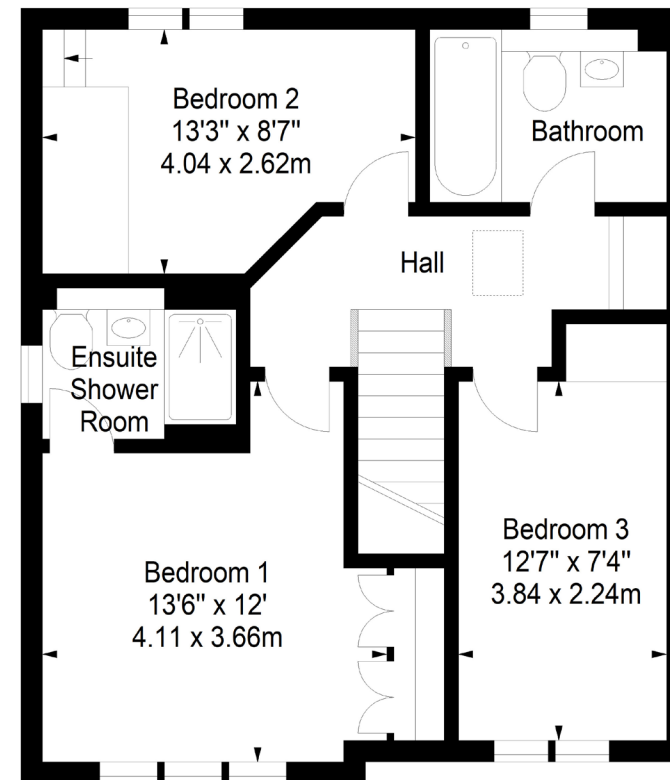
Approx. Gross Internal Area
1088 Sq Ft - 101.08 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.