



39 Belwood Road, Penicuik, Midlothian, EH26 0QN



Welcome

Welcome to 39 Belwood Road—a rare opportunity to purchase a substantial extended four-bedroom detached bungalow, with a floored and lined attic space, perfect for further development. Located in a highly desirable area just north of Penicuik and within walking distance of Glencorse Golf Course, this bright and spacious residence does now require some upgrading and modernisation, but benefits from gas central heating, double glazing, generous private gardens (around 1/3rd acre) surrounding the property, with driveway parking for six cars, leading to an attached garage with light and power. With easy access to local amenities, excellent schools, and picturesque surroundings, 39 Belwood Road offers a fantastic lifestyle opportunity. Viewing is highly recommended—contact us today to arrange your appointment.

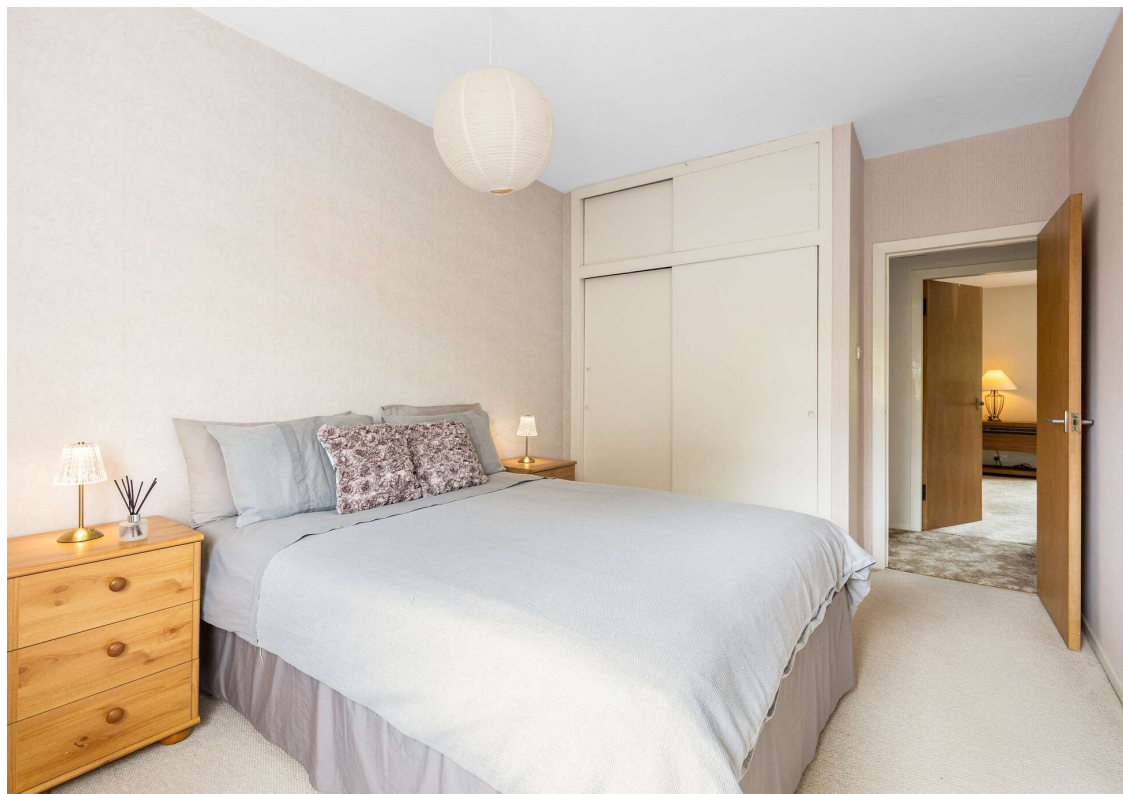






- Entrance porch with built-in storage
- Hallway
- Bright and spacious living and dining room, fireplace with living flame gas fire (currently capped)
- Conservatory fitted with heating, light, and power
- Fitted kitchen featuring a range of wall and base units, ceramic electric hob, double oven, extractor, and integrated dishwasher
- Utility room with a range of units, washing machine, tumble dryer, and fridge freezer
- Shower room with rear facing window, double shower, wc, sink, and heated towel radiator
- Main bedroom, front facing with built-in mirrored wardrobes, additional built-in storage, and dressing table
- Bedroom two, side facing, with built-in wardrobes
- Bedroom three/dining room with dual aspect windows with built-in storage
- Bedroom four, current study/office with side window and built-in storage
- Family bathroom with four-piece suite, featuring a corner bath, separate shower cubicle, wc, sink, and built-in storage
- Attic room one, floored and lined with front facing Velux window, heating, light, and power
- Attic room two, floored and lined with front facing Velux window, heating, light, and power
- Additional attic space, part floored with light, housing the gas boiler
- Gas central heating, double glazing, and alarm system
- Gorgeous large mature private garden grounds around 1/3rd of an acre surrounding the property with woodland area
- Attached garage, fitted with light and power







Penicuik

Milton Bridge is situated in attractive open countryside near Penicuik and within convenient commuting distance of Edinburgh. The town of Penicuik provides excellent local shopping, including a Tesco supermarket. The retail shopping centre at Straiton is nearby and includes Ikea, Marks & Spencer food, and a Sainsbury's supermarket. Excellent recreational facilities in the area include Glencorse Golf Club, Hillend Ski Centre, and the Pentland Hills Regional Park. Primary education is nearby at Mauricewood Primary School and secondary schooling is available at Beeslack High School. There is easy access to the city by-pass via the Straiton or Lothianburn junctions, which leads to the A1, M8 and Edinburgh International Airport. A regular bus service also provides access to Edinburgh city centre making this an ideal location for the commuter.

Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. No warranty applies to the gas fire, any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

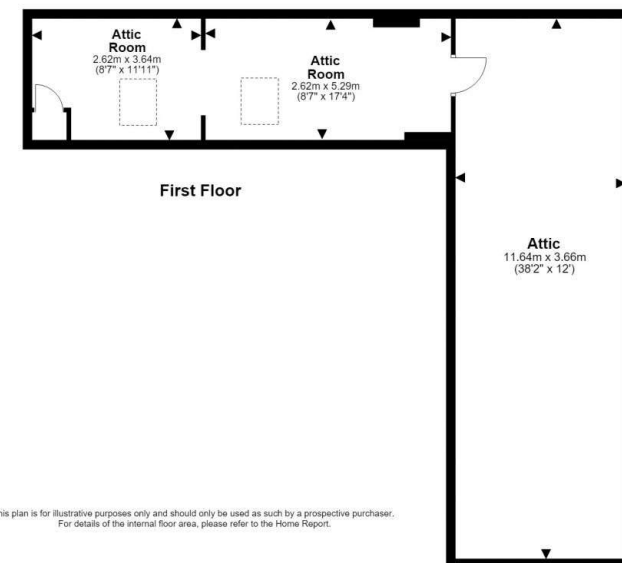
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.