

60 Bluebell Drive

PENICUIK, MIDLOTHIAN, EH26 0GZ



*SUPERB FIVE-BEDROOM
DETACHED VILLA*



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McEwan Fraser Legal is delighted to present this superb five-bedroom, chain-free detached villa, set within a popular modern development in Penicuik. Offering generous proportions, contemporary interiors, and flexible living space, this impressive, vacant home is perfectly suited to modern family living and is presented to the market in move-in condition. The property also benefits from the remainder of its NHBC structural warranty, offering buyers additional peace of mind.

The accommodation begins with a bright and welcoming entrance hallway that immediately creates a sense of space and quality. To the front of the property, the bright and spacious living room is an elegant space that can accommodate a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal living and entertaining space.

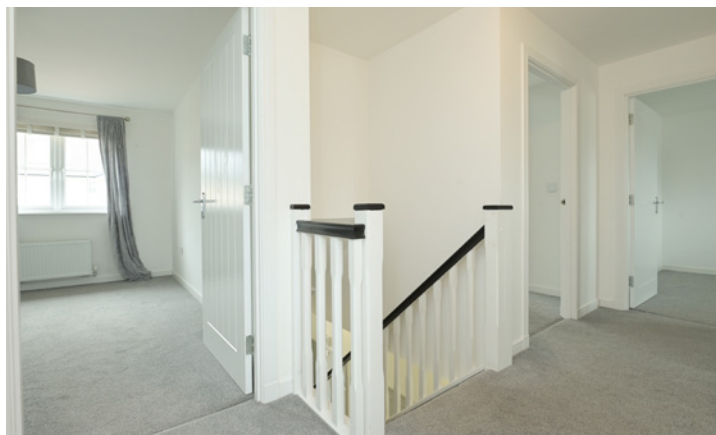
The Property



The true heart of the home lies to the rear, where a stunning open-plan kitchen, dining, and family space creates a wonderful environment for everyday family life. Flooded with natural light, this impressive room offers ample space for cooking, dining, and socialising, making it ideal for hosting guests or spending time together as a family. A separate utility room provides additional practicality, while a stylish ground-floor WC completes the accommodation on this level.







Three further spacious double bedrooms provide excellent flexibility for a growing family, guest accommodation, or home working space. The fifth bedroom is currently finished as a dressing room with attractive integrated wardrobes. These rooms are served by a modern family bathroom which features a three-piece suite alongside a separate shower enclosure.

The Property





Bedroom 2







Bedroom 3





Bedroom 4

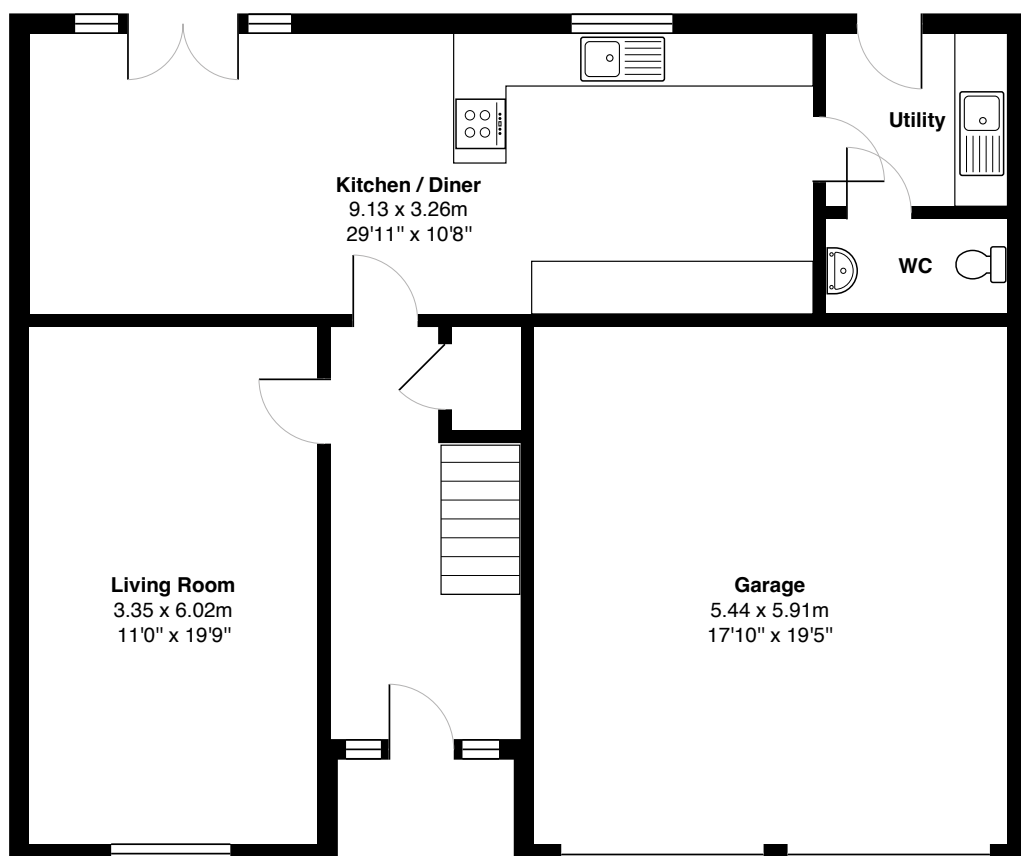
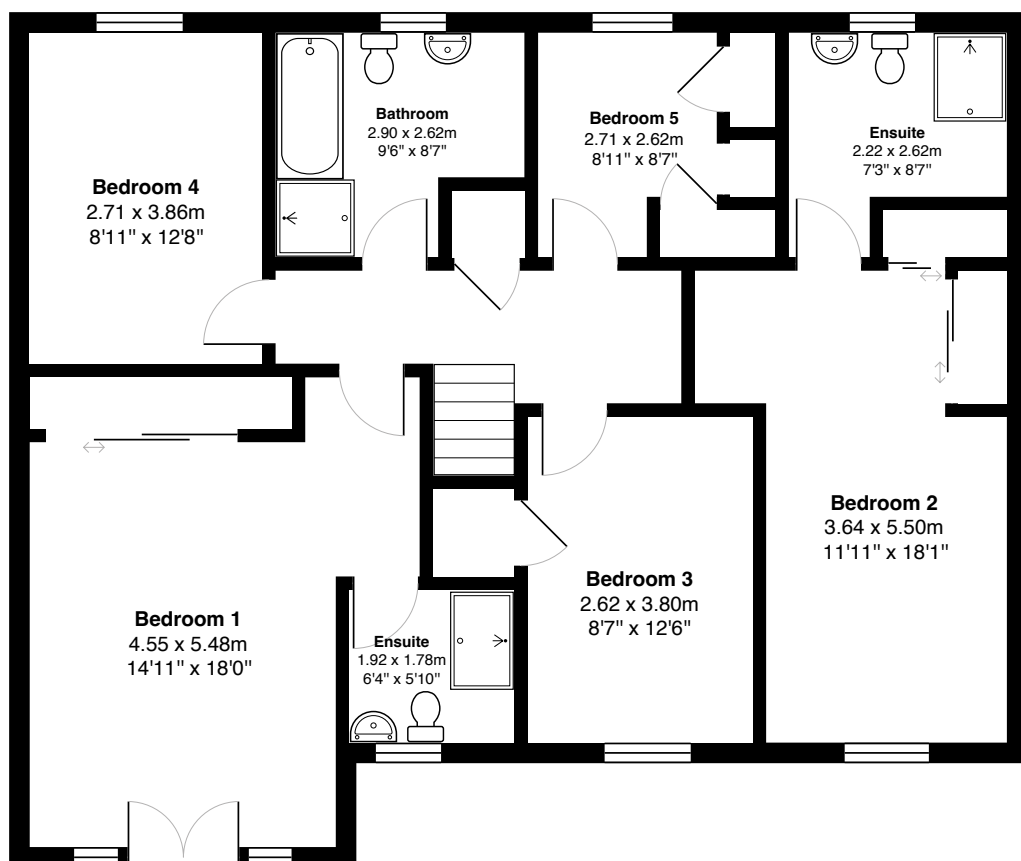




Bedroom 5







Gross internal floor area (m²): 168m²

EPC Rating: B



Externally, the property continues to impress with a fully enclosed rear garden that provides a safe and private outdoor space, ideal for children, pets, and outdoor entertaining. To the front, a private driveway offers off-street parking for multiple vehicles and leads to a spacious double garage, providing excellent storage as well as further parking options.

The property is ideally located close to a wide range of local amenities and well-regarded schools, while excellent transport links make commuting to Edinburgh and the surrounding areas straightforward. This outstanding home represents a fantastic opportunity for buyers seeking a spacious, modern family property in a highly desirable location.

The Property

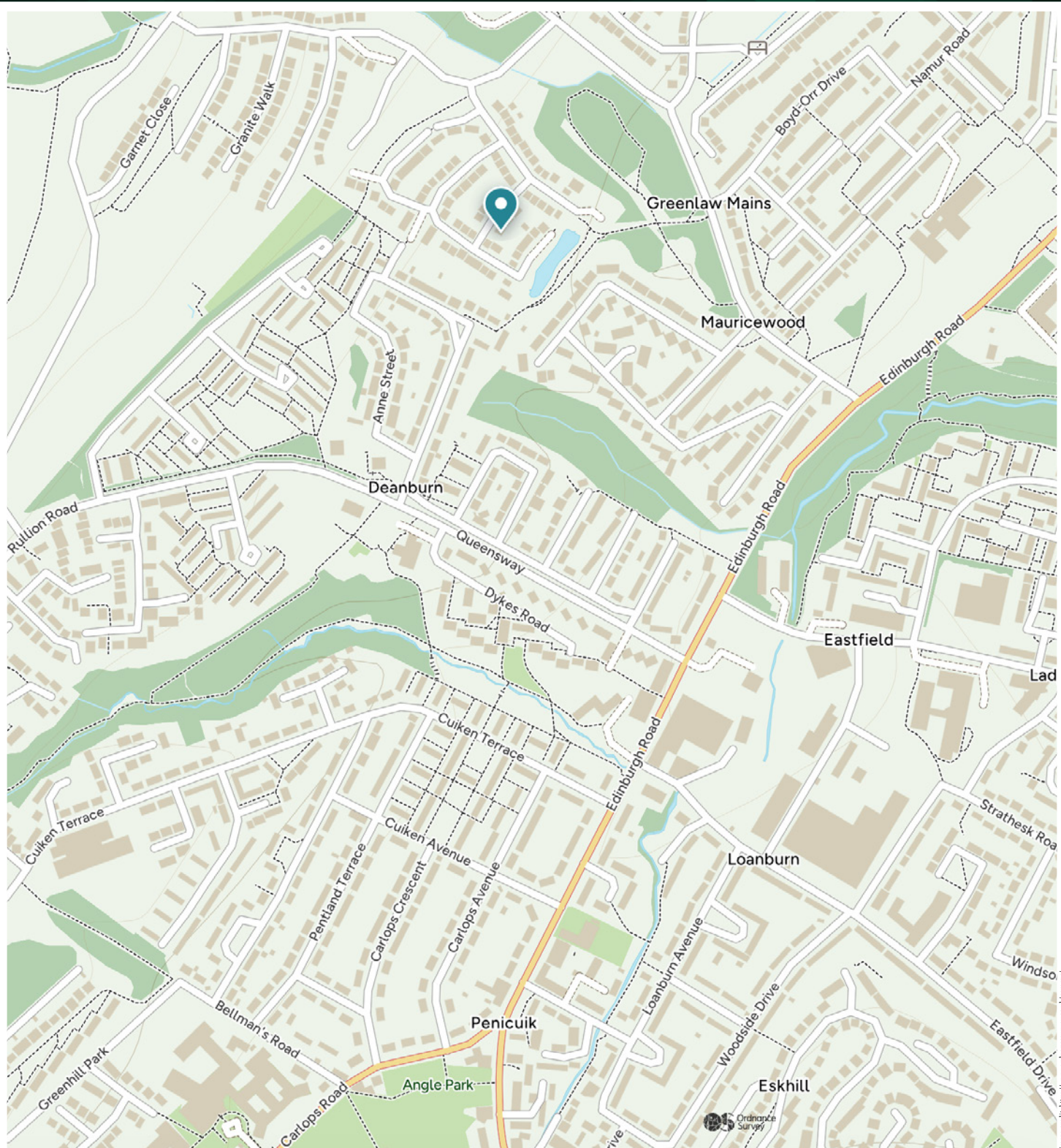


Bluebell Drive is part of a modern residential development in Penicuik, Midlothian, about nine miles south of Edinburgh. The town is a popular commuter location, attractive to families and professionals seeking convenient city access alongside countryside living. Local schooling from nursery to secondary level makes it a practical family choice.

Penicuik offers supermarkets, independent shops, cafés, restaurants, and leisure facilities. Nearby retail destinations include Straiton Retail Park, Fort Kinnaird with its cinema and restaurants, and Cameron Toll Shopping Centre. Commuting is easy via the A701, linking to the A720 bypass and motorway network, with frequent bus services to Edinburgh and beyond.

Outdoor opportunities abound with the Pentland Hills Regional Park offering walking, cycling, and recreation, plus local parks and surrounding countryside. Overall, Bluebell Drive provides a desirable residential setting combining family-friendly surroundings, strong commuter links, and excellent access to amenities and the natural beauty of Midlothian.

The Location



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