

KILGOUR

PROPERTY



24 Bellwood Place, Penicuik, EH26 0GF





- Spacious Lounge/Diner
- Kitchen
- WC
- 3 Bedrooms (Master Ensuite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Garage
- Driveway
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

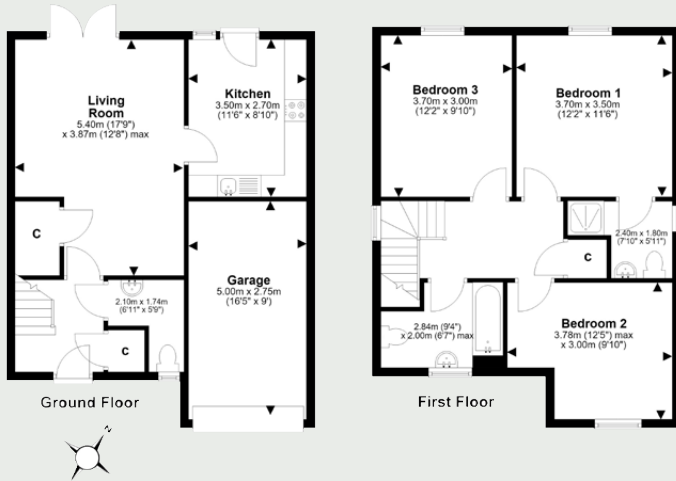
Description

A beautifully presented modern three-bedroom detached family home, offering bright and well-proportioned accommodation ideal for contemporary family living. The property features a spacious lounge/diner, a stylish kitchen/diner, WC, three comfortable bedrooms including a principal bedroom with en suite bathroom, and a family bathroom. Further benefits include gas central heating, double glazing, private gardens to the front and rear and an integrated garage and driveway for secure off street parking. This an excellent opportunity for buyers seeking a well-appointed home in a convenient residential setting.

Location

Penicuik is a popular 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 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.



1 3 2 B
A
B
C
EPC BANDE
COUNCIL TAX BAND

Living Room/Diner	17'9 x 12'8	5.40 x 3.87m
Kitchen	11'6 x 8'10	3.50 x 2.70m
Bedroom 1	12'2 x 11'6	3.70 x 3.50m
En Suite	7'10 x 5'11	2.40 x 1.80m
Bedroom 2	12'5 x 9'10	3.78 x 3.00m
Bedroom 3	12'2 x 9'10	3.70 x 3.00m
Bathroom	9'4 x 6'7	2.84 x 2.00m







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