

KILGOUR

PROPERTY



22 Bellerophon Drive, Penicuik, EH26 8NU





- Living Room
- Kitchen/Dining Room
- 2 Bedrooms with Study off the master
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Communal Entry
- Communal Gardens
- Allocated Parking Space
- Factor fees approx £110 per calendar month at point of sale
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

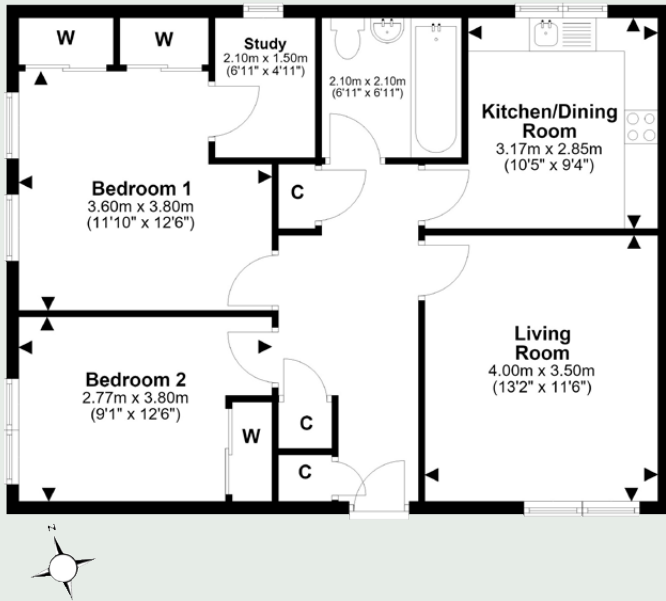
Description

Bright and spacious two-bedroom top floor flat situated within a popular residential development close to the centre of Penicuik where you can take full advantage of all its amenities. The property comprises a welcoming entrance hallway, generous living room, fitted kitchen, two double bedrooms, with a study off the master and a bathroom. The property further benefits from gas central heating, double glazing, secure entry phone system, communal gardens, and an allocated parking space.

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 2 1 C 
EPC BANDD 
COUNCIL TAX BAND

Living Room	13'2 x 11'6	4.00m x 3.50m
Kitchen/Dining Room	10'5 x 9'4	3.17m x 2.85m
Study	6'11 x 4'11	2.10m x 1.50m
Bedroom 1	11'10 x 12'6	3.60m x 3.80m
Bedroom 2	9'1 x 12'6	2.77m x 3.80m
Bathroom	6'11 x 6'11	2.10m x 2.10m







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