



Solicitors & Estate Agents










Offers Over
£199,995

32 Bellerophon Drive

Penicuik | Midlothian | EH26 8NU

Situated within an established residential development, attractively nestled among mature woodland with the River Esk close by, this bright first-floor three-bedroom flat offers a peaceful setting while remaining convenient for everyday living. The property will appeal to a wide range of buyers, including first-time purchasers, families, and downsizers, and further benefits from allocated private parking and well-maintained communal grounds.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Landscaped Development
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation is accessed via a welcoming entrance hallway, which provides useful storage options. The generously proportioned reception room is flooded with natural light from three windows and is finished in modern décor, offering ample space for both lounge and dining furniture, making it ideal for relaxing and entertaining.

The kitchen is fitted with a stylish range of sage green wall and base units, complemented by tiled splashbacks and a combination of integrated and freestanding appliances, providing a practical and attractive workspace. The principal bedroom is a particularly spacious dual-aspect double, featuring built-in wardrobes and the added luxury of a modern en-suite shower room. The en-suite is fitted with a white two-piece suite and a glass shower cubicle with full tiling and a thermostatic shower. There is a second well-proportioned double bedroom, finished with laminate flooring and offering additional storage. The third bedroom is cleverly concealed behind a bookshelf entrance, creating a flexible space ideal for use as a study, home office, or hobby room. Completing the accommodation is the main bathroom, which is fitted with a three-piece suite and a shower over the bath.



Factor

Charles White Limited, 14 New Mart Road, Edinburgh, EH14 1RL (0131 447 8191) quarterly factoring charge ranges from £300 to £400 depending on work carried out - charges to cover upkeep of communal garden grounds, communal open areas, stair cleaning and block building insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from an allocated private parking space, additional visitor parking, and access to well-tended communal landscaped areas, all set within a tranquil and leafy environment.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

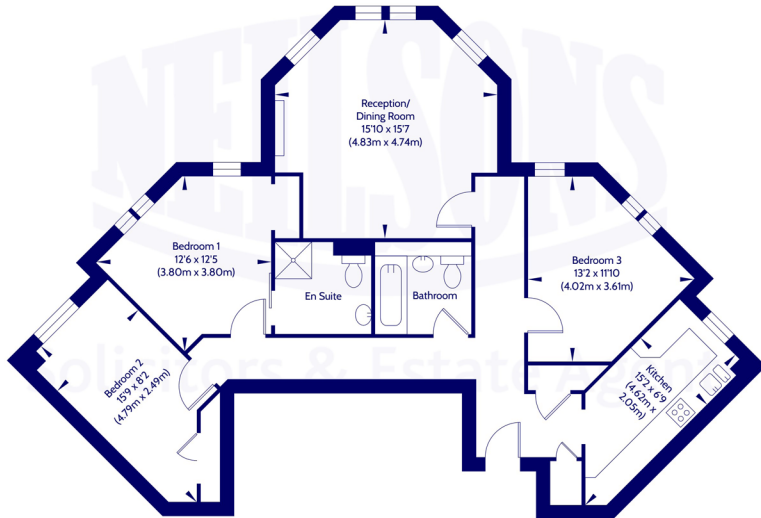
Penicuik is a much-respected Midlothian town situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities catering for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets including Marks & Spencer Food Hall, Sainsbury's together with Ikea and Costco to name but a few. 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 and for the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town linking Edinburgh's city centre and surrounding towns and villages.





Approx. Gross Internal Floor Area 86 Sq M / 928 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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