

# 34 Bluebell Drive

PENICUIK, MIDLOTHIAN, EH26 0GY



*This immaculate five-bedroom detached villa offers spacious, flexible interiors, and excellent commuter links, combining countryside surroundings with everyday convenience*



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

# THE LIVING ROOM



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 KITCHEN/DINER



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.



# THE UTILITY & WC





Upstairs, the generous principal bedroom offers a peaceful retreat and benefits from a contemporary en-suite shower room. A second well-proportioned double bedroom also enjoys the convenience of its own en-suite, making it perfect for guests or older children seeking additional privacy. Three further spacious double bedrooms provide excellent flexibility for a growing family, guest accommodation, or home working space. These rooms are served by a modern family bathroom which features a three-piece suite alongside a separate shower enclosure.

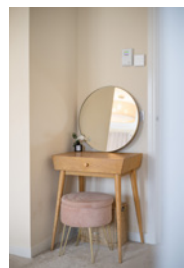
## THE BATHROOM



# BEDROOM 1



a peaceful retreat and benefits from a contemporary en-suite shower room



# BEDROOM 2



enjoys the convenience of its own en-suite, making it perfect for guests or older children seeking additional privacy



# BEDROOM 3



# BEDROOM 4



# BEDROOM 5



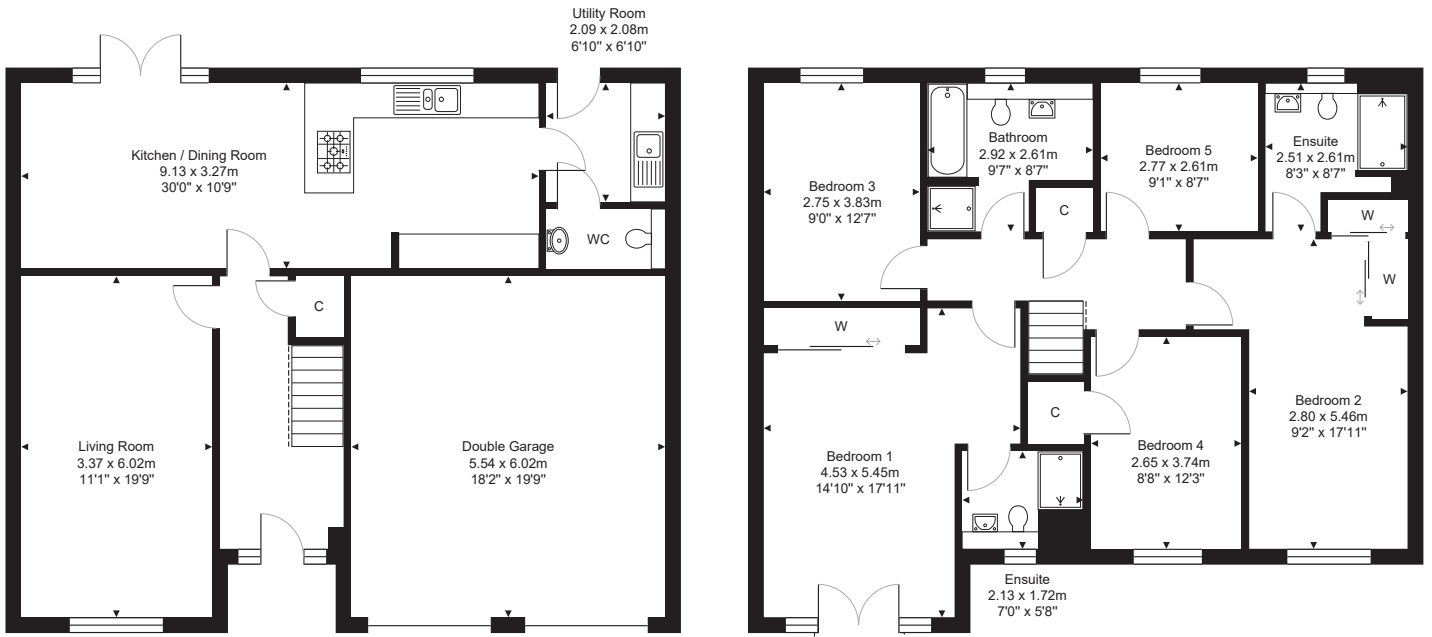
Externally, the property continues to impress with a fully enclosed rear garden that provides a safe and private outdoor space, ideal for children, pets, and outdoor entertaining. To the front, a private driveway offers off-street parking for multiple vehicles and leads to a spacious double garage, providing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

# EXTERNALS

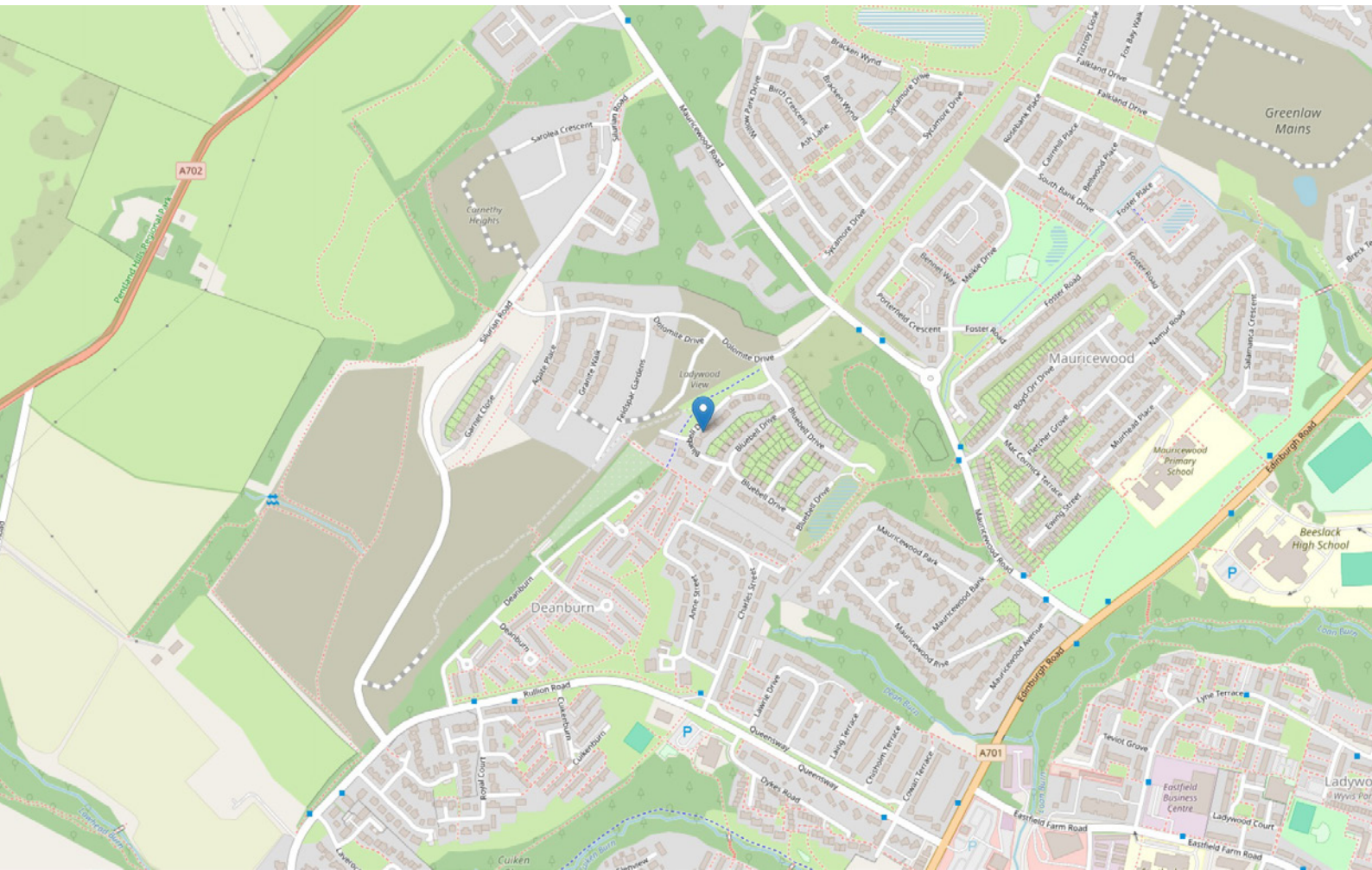


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 159m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Bluebell Drive forms part of a popular modern residential development within the Midlothian town of Penicuik, located approximately nine miles south of Edinburgh. The town is a well-established commuter location and is particularly attractive to families and professionals seeking a balance between convenient city access and the surrounding countryside. The area offers a good range of educational facilities locally, with schooling available from nursery through to secondary level within the town and the surrounding Midlothian area, making it a practical choice for families.





Penicuik itself provides a variety of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, ensuring most daily needs are well catered for locally. For a wider range of retail options, residents are within easy reach of several major shopping destinations including Straiton Retail Park, which offers a broad selection of national retailers, home stores and dining options. Further shopping and leisure facilities are available at Fort Kinnaird, one of Scotland's largest retail parks with an extensive mix of high-street brands, restaurants and a cinema complex. Additional everyday shopping can also be found at Cameron Toll Shopping Centre.

For those commuting, the area benefits from excellent transport connections. The nearby A701 provides a direct route into Edinburgh and links with the A720 City of Edinburgh Bypass, giving convenient access to the wider motorway network. Penicuik is also well served by frequent bus services connecting the town with Edinburgh and the surrounding Midlothian communities. Outdoor and recreational opportunities are plentiful. The nearby Pentland Hills Regional Park offers extensive walking, cycling and outdoor pursuits, while the surrounding countryside and local parks provide excellent opportunities for family recreation.

Overall, Bluebell Drive represents a desirable residential setting within a modern development, combining family-friendly surroundings, convenient commuter links and excellent access to both local amenities and the natural beauty of Midlothian.



  
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