

# 12 Bellerophon Drive

PENICUIK, MIDLOTHIAN, EH26 8NU



*3 BEDROOM  
TERRACED HOUSE*



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Superb buy in a lovely location. McEwan Fraser are delighted to present to the market this rarely available three-bedroom terraced house, offering bright and spacious accommodation over two levels and occupying a lovely spot in a much sought-after modern residential estate in the Midlothian town of Penicuik.

Conveniently located near the town centre and within walking distance of all local amenities, it is thought this property will make the ideal family home. The accommodation is offered in good condition and represents excellent value for money in today's market. The property has garden grounds to the front and rear with both allocated and visitor parking on site. This ideal family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

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#### KEY PROPERTY FEATURES:

- Entrance hall with stairs to the upper level
  - Spacious living room with front-facing window and large under stair store
  - Dining room with patio doors to the rear
  - Fitted kitchen with a range of units, gas hob, double oven, extractor, and free-standing white goods
  - Upper hallway with storage and loft access
  - Double bedroom with twin windows to the rear and built-in wardrobes
  - Double bedroom with built-in wardrobes and front-facing windows
  - Further double bedroom again with built-in wardrobes and rear facing window
  - Family bathroom with electric shower over the bath, wc and sink
  - Gas central heating and double glazing
  - Private garden grounds to the front and rear, ideal for outside entertaining and easily maintained
  - Allocated and additional visitors parking
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# The Kitchen







**Bedroom 1**





**Bedroom 2**







**Bedroom 3**

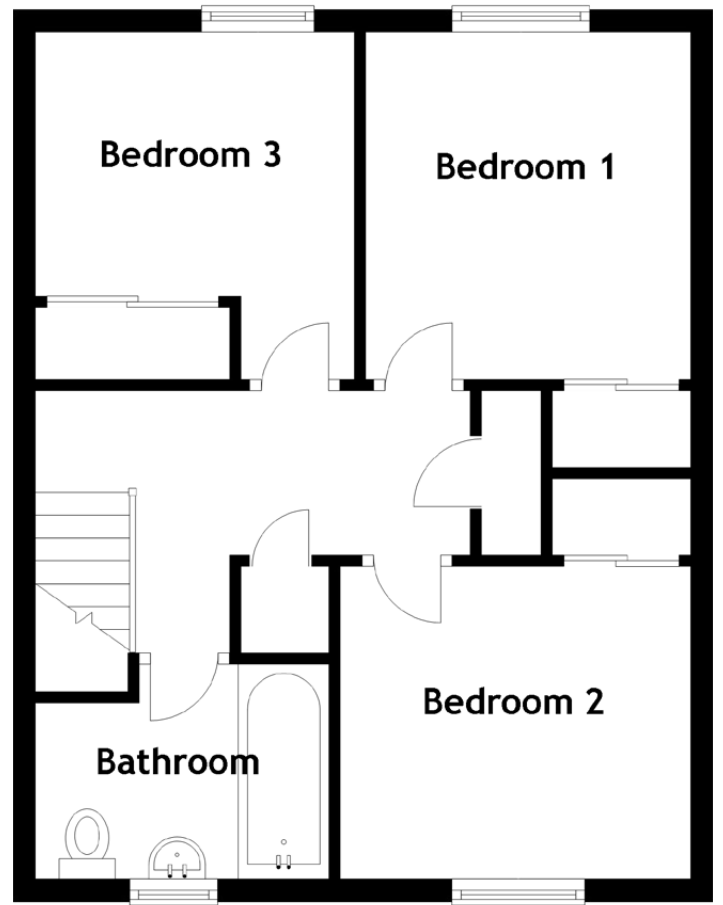
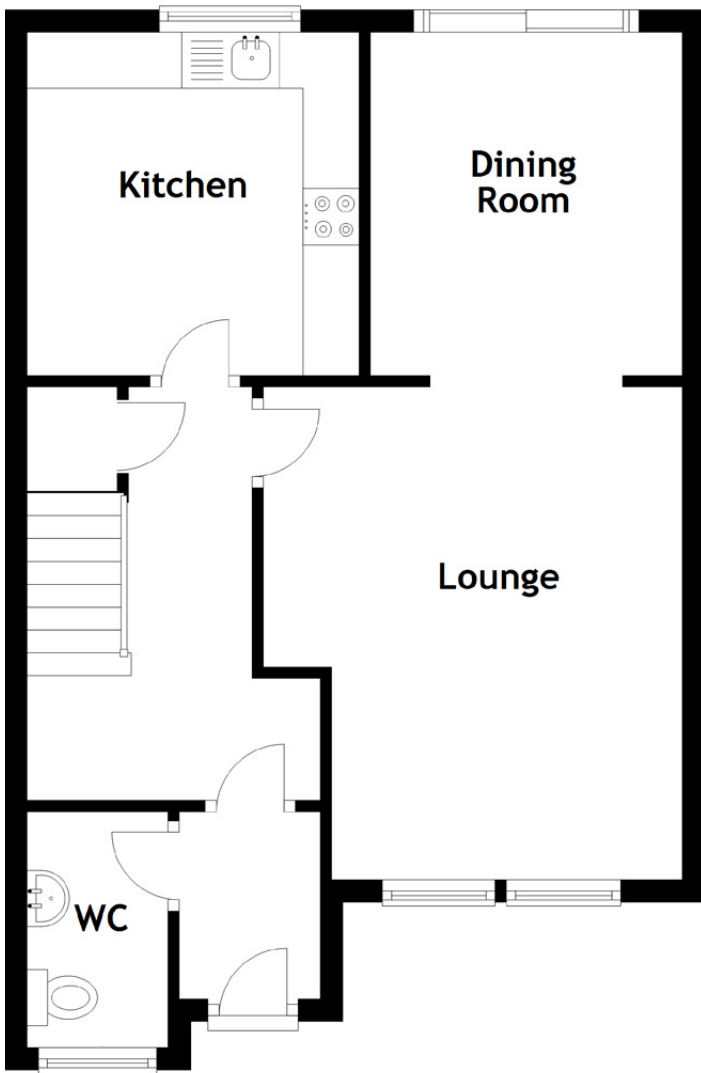












### Approximate Dimensions

(Taken from the widest point)

Lounge	4.37m (14'4") x 3.72m (12'2")
Dining Room	3.05m (10') x 2.76m (9'1")
Kitchen	3.05m (10') x 2.95m (9'8")
WC	2.09m (6'10") x 1.25m (4'1")
Bedroom 1	3.08m (10'1") x 2.88m (9'5")
Bedroom 2	3.11m (10'2") x 2.78m (9'1")

Bedroom 3	3.08m (10'1") x 2.83m (9'3")
Bathroom	2.60m (8'7") x 1.91m (6'3")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup>

EPC Rating: C









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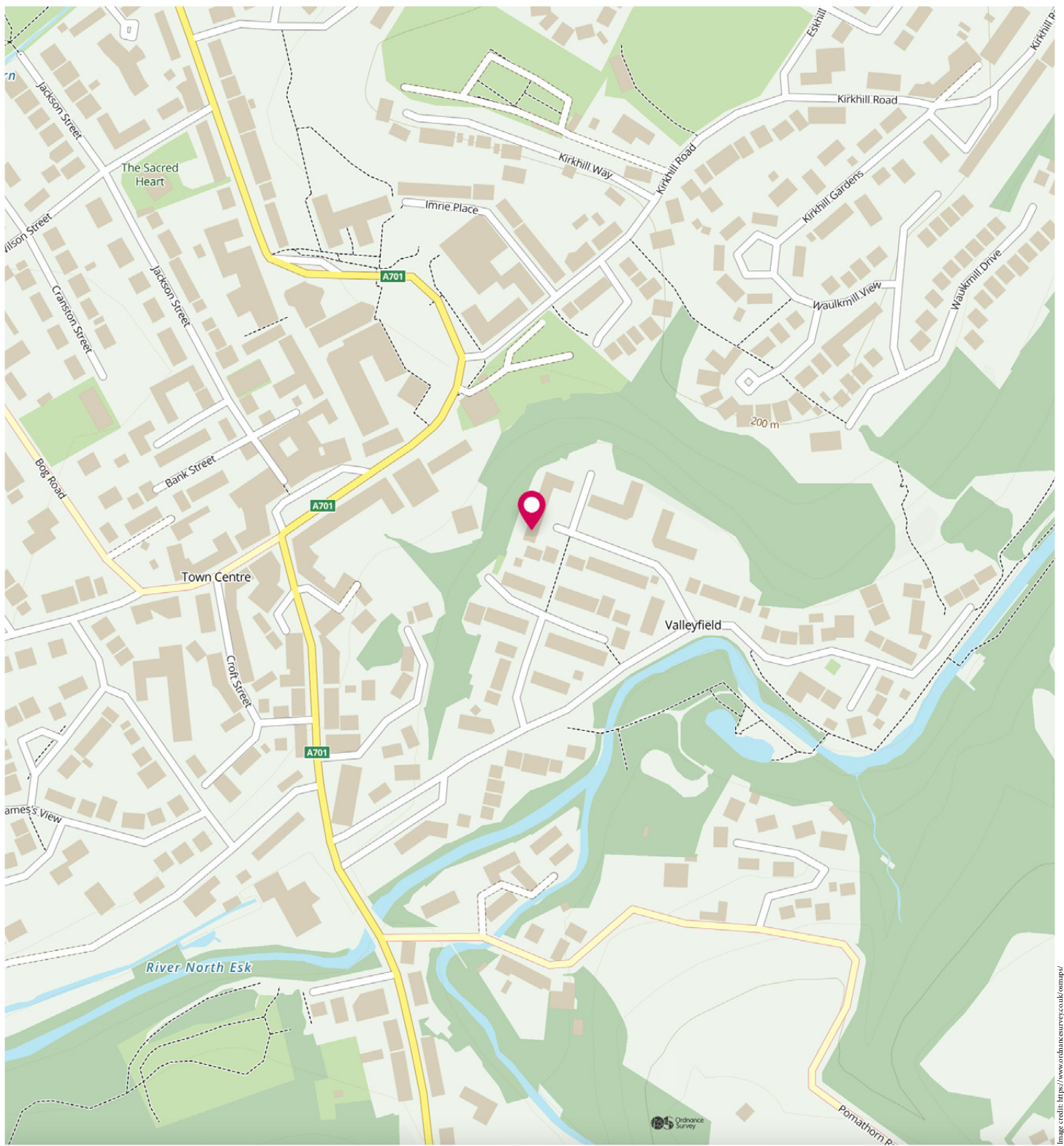
For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders.

Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes in central Scotland and beyond.

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# McEwan Fraser Legal

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