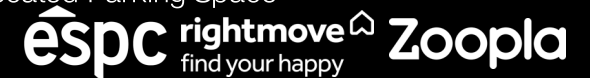




## 11 Bellerophon Drive, Penicuik, Midlothian, EH26 8NU

Light & Beautifully Presented, Three-Bedroom, End-Terrace Home with Gardens & Allocated Parking Space

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)



# Property Description

Light and beautifully presented, three-bedroom, end-terrace home with gardens and an allocated parking space. With an end-of-cul-de-sac position, in a desirable and leafy residential, factored development, in Penicuik, Midlothian.

Comprises an entrance vestibule, hall, living/dining room, kitchen, cloak hall, sunroom, three flexible bedrooms, a family bathroom and a ground-floor shower room.

Highlights include a modern fitted kitchen and bathroom suites, quality flooring, and skylight windows for the sunroom extension. In addition, there is gas central heating, double glazing, and superb integrated storage including bedroom wardrobes and a loft space.

Externally, the property benefits from low-maintenance landscaping to the front; and an enclosed rear garden featuring a lawn and patios, with woodland beyond.

The development also provides unrestricted visitors' parking bays, landscaped grounds and green spaces.

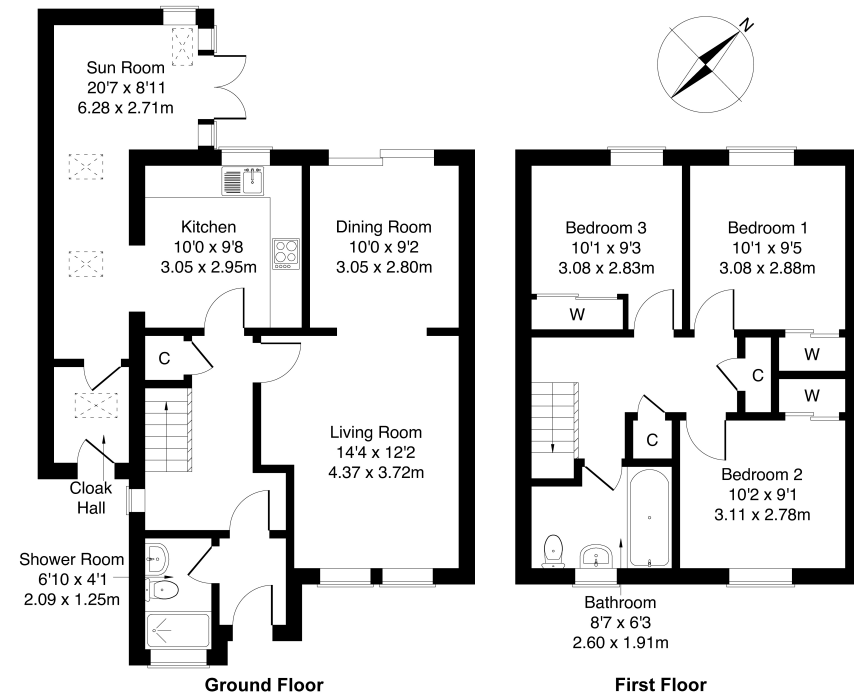
A welcoming entrance vestibule affords access to the main hall and a modern shower room suite with partially tiled splash walls and a ladder-style radiator. Set to the front, a generous living/dining room is tastefully finished, with light decor, wood effect flooring throughout, a wall-mount TV point for the lounge and patio doors in the dining area, leading to the rear garden. A good-sized kitchen is set to the rear, with fitted units including a sink with a drainer; an integrated eye-level double oven and gas hob; and a freestanding dishwasher. Set off, there is further front access, with a clock space; whilst to the rear the sunroom provides a flexible space, with patio doors leading to the garden.

The upper hall provides superb storage with two convenient built-in cupboards; whilst three double bedrooms are set to each aspect, similarly well-finished with carpeted flooring, light decor and built-in wardrobes with mirror sliding doors. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1173 sq ft - 109 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library and a leisure centre with a gym and swimming pool. Lying

between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.





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