

60 BLUEBELL DRIVE

Mauricewood, Penicuik, EH26 OGZ



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WELCOME TO 60 BLUEBELL DRIVE

Covering over 2,180 square feet, this exclusive detached house is a stunning five-bedroom residence that is in pristine condition, providing buyers with contemporary interiors and a wealth of space, in addition to extensive private parking and a beautifully landscaped rear garden with a southeast-facing aspect.



GENERAL FEATURES

- A stunning executive detached house
- Covering over 2,180 square feet
- Part of an exclusive modern development
- Desirable location on the rural edge of Penicuik
- Pristine interiors finished to high standards

ACCOMMODATION FEATURES

- Naturally-lit hall with understairs storage
- Living room that is bright and spacious
- Breakfasting kitchen/family/dining room
- Utility room with a neighbouring WC
- First-floor landing with an airing cupboard
- Four spacious and airy double bedrooms
- One versatile single bedroom/home office
- Two contemporary en-suite shower rooms
- Family bathroom with a four-piece suite
- Built-in storage and mirrored wardrobes
- 240-litre unvented heating system
- Double-glazed windows throughout

EXTERNAL FEATURES

- Carefully maintained front garden
- Landscaped, southeast-facing rear garden
- Multi-car driveway and double garage



CONTENTS

- 04 FLOORPLAN
- 08 THE ENTRANCE
A hint of the high-quality interiors to follow
- 11 THE LIVING ROOM
Immaculate presentation and spacious proportions
- 13 THE OPEN PLAN KITCHEN
Discover the heart of the home
- 18 THE BEDROOMS
Five bedrooms with pristine styling
- 23 THE BATHROOMS
Premium bathrooms finished to high standards
- 24 GARDEN & PARKING
A wonderful family garden with a suntrap aspect
- 26 THE AREA
Penicuik offers a sought-after country lifestyle with all the advantages of city living

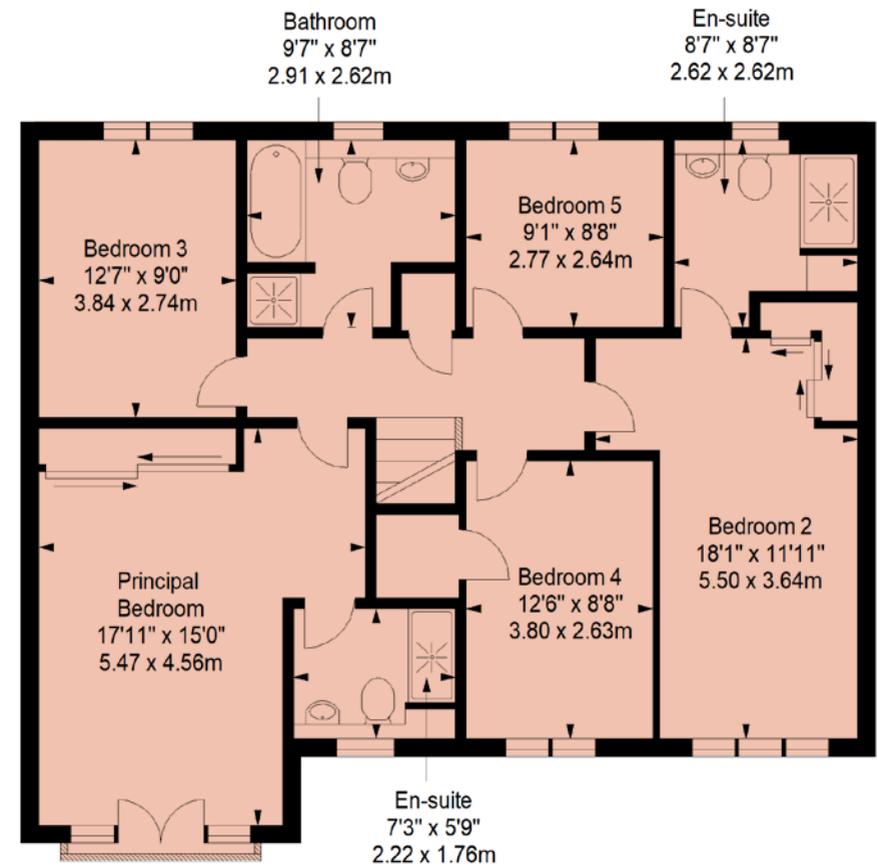
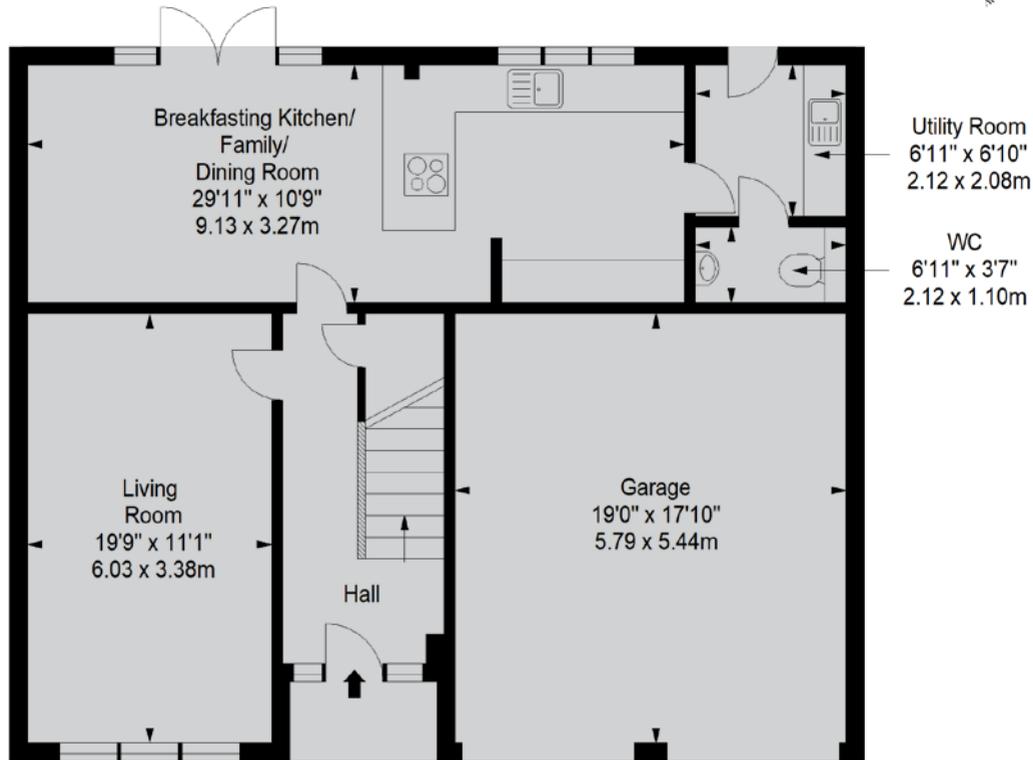
PROPERTY NAME
60 Bluebell Drive

LOCATION
Penicuik, EH26 OGZ

APPROXIMATE TOTAL AREA:
202.6 sq. metres (2180.8 sq. feet)

Ground Floor - First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.



Finished to impeccably high standards, this executive five-bedroom detached house is an exceptional family home for luxury lifestyles, seeking an abundance of space and interiors presented in true walk-in condition. The home further boasts an impressive open-plan breakfasting kitchen, family and dining room, and it has four high-spec washrooms; plus, it features private parking for multiple vehicles and a large family-

friendly garden. The high-end residence forms part of an exclusive modern development as well. It is situated on the rural edge of Penicuik, close to the countryside and the Pentland Hills. Yet it is also still within easy reach of the town's amenities, schools, and transport links, and it provides an easy commute into Edinburgh city centre.

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60 Bluebell Drive



A FAMILY HOME

FOR LUXURY LIFESTYLES

Brimming with instant kerb appeal, 60 Bluebell Drive impresses from the outset. Stepping inside, a naturally-lit hall provides understairs storage and a hint of the high-quality interiors to follow.

THE LIVING ROOM

IMMACULATE PRESENTATION AND
SPACIOUS PROPORTIONS



For everyday use, the living room presents a wonderful space for unwinding and socialising. It has spacious proportions for an excellent choice of comfortable sofas and it is brightly illuminated by a trio of windows. Furthermore, the space is enhanced by crisp white décor and plus carpeting, creating a minimalist-inspired aesthetic that allows homeowners to easily add their own stamp.



DISCOVER

THE HEART OF THE HOME



The heart of the home is a very large breakfasting kitchen, family and dining room, which share an open-plan layout spanning the entire width of the property. Bathed in southeast-facing light, this outstanding multi-purpose space offers ample room for lounge furniture and a table and chairs. It also extends out further into the rear garden via French doors. Plus, it has a fitted breakfast bar for quick meals, and it is generously appointed with a fantastic selection of light dove grey cabinets and sweeping stone-effect worktops, illuminated by undercabinet lighting.

Finishing the stylish design is a suite of integrated appliances for that ever-desirable streamlined look (five-burner gas hob, eye-level double oven, fridge/freezer, and dishwasher). A utility room supplements the kitchen with a discreet space for laundry and alternate garden access. It also has a neighbouring WC.



OPEN-PLAN LAYOUT SPANNING THE ENTIRE WIDTH OF THE PROPERTY

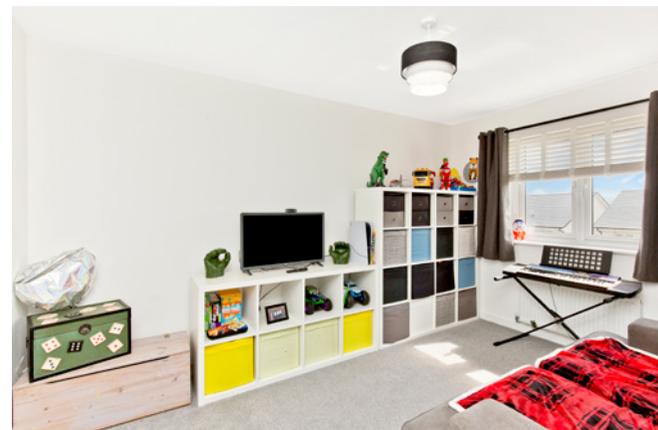


THE BEDROOMS

FIVE BEDROOMS WITH
PRISTINE STYLING



The five bedrooms are all upstairs, extending off a landing with an airing cupboard. The second bedroom is an spacious double that also has a built-in mirrored wardrobe and an en-suite. Bedrooms three and four are airy doubles too (the latter equipped with storage), whilst the fifth bedroom is a versatile single, providing flexibility and potential for use as an office (if needed). All five rooms maintain the home's impeccable standards, echoing the pristine aesthetic of the living area.



THE LARGE PRINCIPAL SUITE HAS THE LUXURY OF AN EN-SUITE SHOWER ROOM, AS WELL AS A BUILT-IN MIRRORED WARDROBE AND FRENCH DOORS TO A JULIET BALCONY





PREMIUM BATHROOMS

FINISHED TO HIGH STANDARDS

For maximum convenience, there is a WC on the ground floor and on the first floor, there are two en-suite shower rooms and a family bathroom. The two en-suites are both of a high specification, incorporating attractive tile work and contemporary finishings, which include a half-pedestal washbasin, hidden-cistern toilet, and double walk-in shower cubicle. The four-piece family bathroom matches the style and standards of both, adding a bathtub alongside the shower cubicle.

Ensuring year-round comfort, the property has a 240-litre unvented heating system and double glazing. It also has a solar-panelled roof for greater efficiency.



A WONDERFUL FAMILY GARDEN

WITH A SUNTRAP ASPECT

In addition to a well-maintained front garden, the home boasts a fully-enclosed rear garden which has been carefully landscaped to provide a beautiful outdoor space for the entire family. It incorporates a manicured lawn and neat patio areas for summer dining. It also benefits from a suntrap, southeast-facing aspect. To the front, generous private parking is assured thanks to a multi-car driveway, laid with monoblock paving, and an integrated double garage.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



PENICUIK, MIDLOTHIAN

SITUATED JUST FIVE MILES OUTSIDE EDINBURGH AT THE FOOT OF THE PICTURESQUE PENTLAND HILLS

The thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park.

Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.





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