





## Welcome

Welcome to 45 Belwood Road a rare opportunity to purchase a five bedroom detached home located in Milton Bridge, a highly desirable area just north of Penicuik. Within walking distance of Glencorse Golf Course and a range of publicly accessible woodland and rural pathways, this bright and spacious residence does now require some upgrading and modernisation. It benefits from an adaptable footprint allowing flexible use of its living space, suitable for large families or professional couples who love to entertain. It benefits from gas central heating, double glazing, generous private garden plot with summerhouse and greenhouse (around 1/3rd of an acre), a driveway with parking for multiple cars, leading to an attached double garage with light and power. With easy access to local amenities, excellent schools, and picturesque surroundings, 45 Belwood Road offers a fantastic lifestyle opportunity. Viewing is highly recommended-contact us today to arrange your appointment.

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- Entrance porch
- Hallway with store cupboard and stairs to the upper level
- Bright and spacious L-shape living and dining room with dual aspect windows, and patio doors in the dining area providing rear garden access
- Fitted kitchen featuring a range of wall and base units, ceramic electric hob, double oven, extractor, integrated fridge freezer, integrated microwave and remaining white goods
- Shower room with rear facing window, shower cubicle, wc, and sink
- Bedroom, front facing with built-in wardrobe
- Bedroom, rear facing with built-in cupboard, currently used as a dining room
- Stair landing with side facing window
- Upper hallway with built-in eaves storage
- Bedroom with side facing window, walk in wardrobe, additional built in wardrobes, airing cupboard, and loft access
- Bedroom with dormer style window to the rear
- Bedroom with rear facing Velux window and built-in eaves storage
- Study with front facing Velux window
- Family bathroom with three-piece suite, bath with shower attachment, wc, and sink
- Gas central heating with recent boiler replacement, and double glazing
- Generous, mature private garden grounds, around 1/3rd of an acre surrounding the property, with summerhouse and greenhouse
- Attached double garage (new roof), fitted with light and power





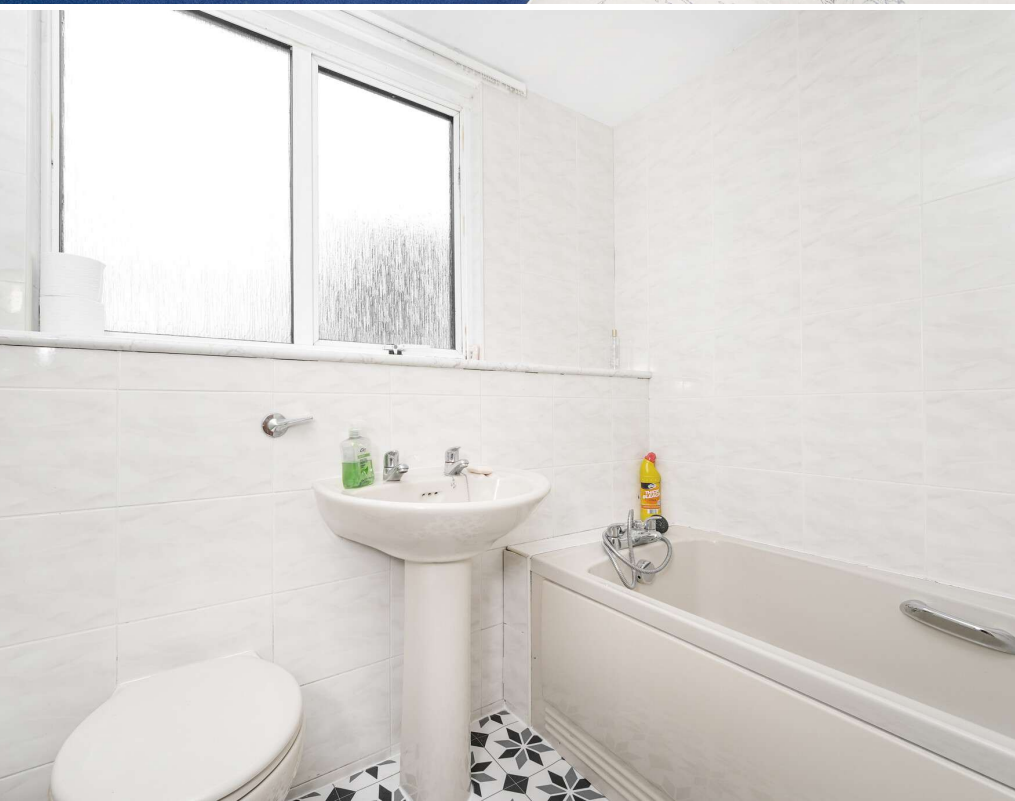


## Milton Bridge, Penicuik

Milton Bridge is situated in attractive open countryside near Penicuik and within convenient commuting distance of Edinburgh, as well as being within a very short travelling distance from the Midlothian Science Zone, which hosts a number of world-renowned research facilities and cutting edge technology companies. The town of Penicuik provides excellent local shopping, including a Tesco supermarket. The retail shopping centre at Straiton is nearby and includes Ikea, Marks & Spencer food, and a Sainsbury's supermarket. Excellent recreational facilities in the area include Glencorse Golf Club, Hillend Ski Centre, the Pentland Hills Regional Park and a readily accessible network of public footpaths through attractive woodland and rural environments. Primary education is nearby at Mauricewood Primary School and secondary schooling is available at Beeslack High School. There is easy access to the city by-pass via the Straiton or Lothianburn junctions, which leads to the A1, M8 and Edinburgh International Airport. A regular bus service also provides access to Edinburgh city centre making this an ideal location for the commuter.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, remaining white goods and garden structures. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.





# Get in touch

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 0131 240 3818

Property Hub:

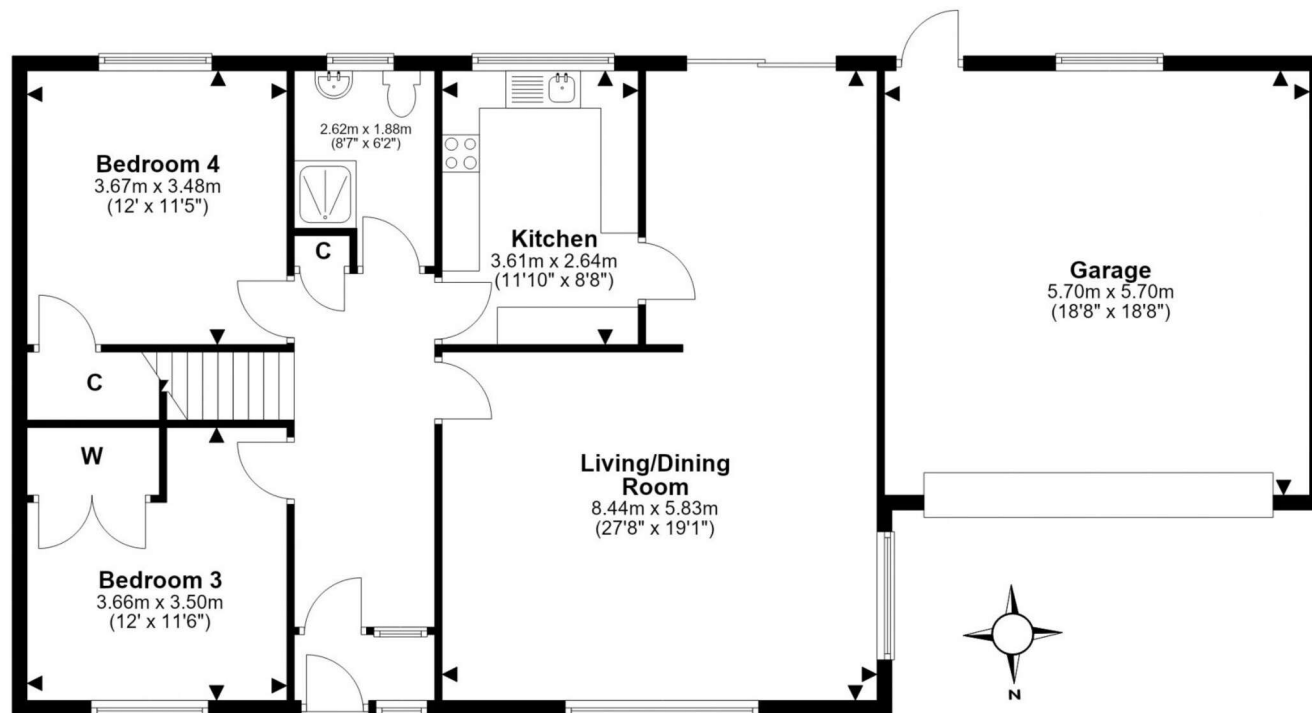
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

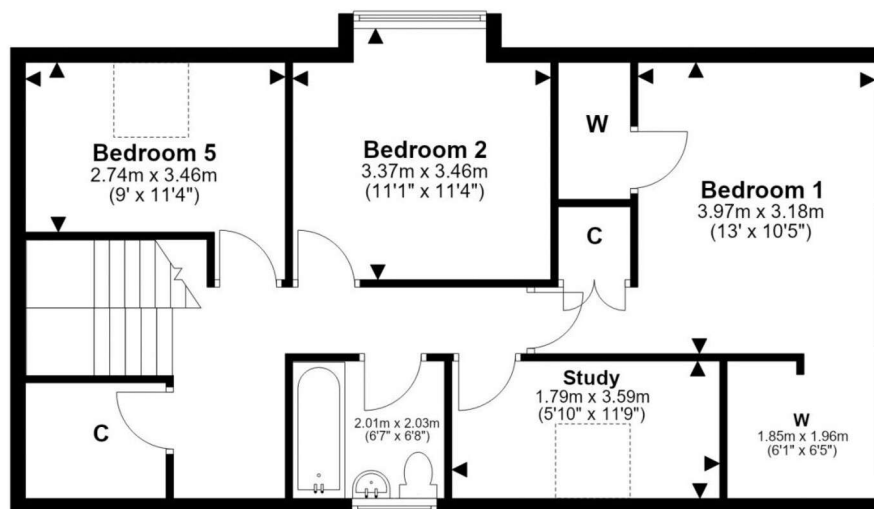
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.