



**Avant Homes, Plot 130, The Stirling, Camethy Heights Sycamore Drive, Penicuik, Midlothian, EH26 0FS**

Immaculately Presented, Ready-To-Move-In, Five-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Immaculately presented, ready-to-move-in, five-bedroom, new-build, detached home, with garden, driveway and integral garage. A unique opportunity to acquire a sought-after corner plot in a desirable new development by Avant Homes, in Penicuik, Midlothian.

Comprises an entrance hall, lounge, open-plan kitchen/dining and family room, utility room, five bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

The Stirling at Carnethy Heights is part of an exclusive development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle. This stunning modern home, offers an impressive and adaptable open-plan public room, double glazing, gas central heating, and superb storage provision.

Freshly prepared for the market, highlights include a quality newly fitted kitchen with a range of appliances, newly fitted modern bathroom suites, and contemporary flooring throughout. Further benefits include an integral garage, a driveway, twin patio doors to a private garden, and well-kept communal grounds within the development.

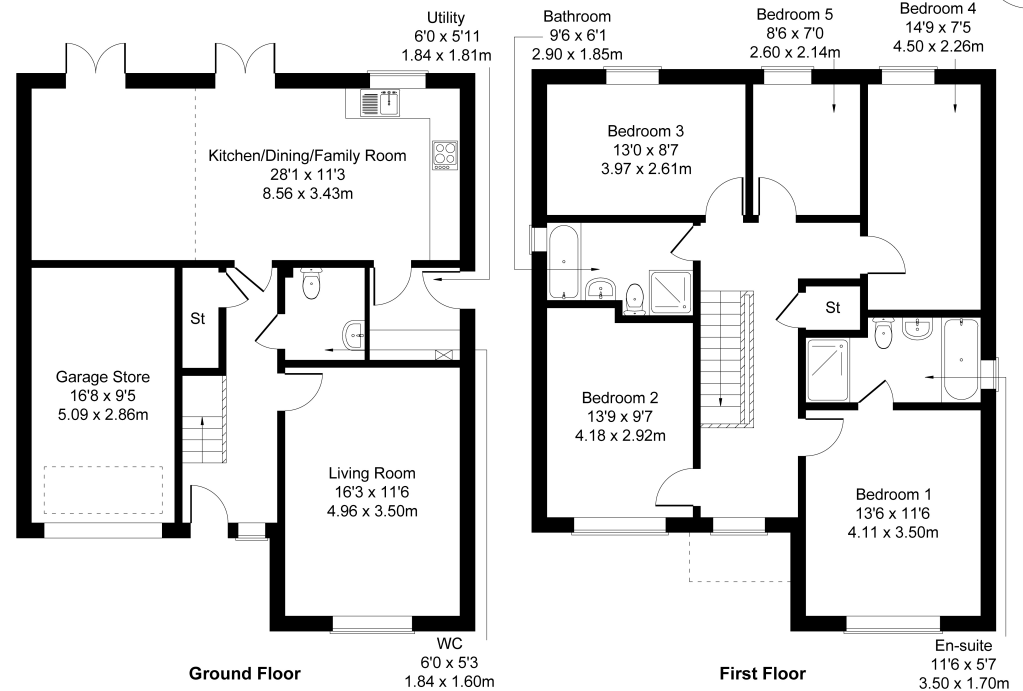
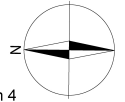
A welcoming entrance hall affords access to the carpeted staircase, and throughout the ground floor, including a convenient storage cupboard and a modern WC. Set to the rear, an exceptionally bright and spacious open-plan kitchen/dining and family room enjoys plenty of natural light and benefits from twin patio doors leading to the garden. The stylish kitchen is fitted with a range of integrated appliances whilst, a dedicated utility room offers space for freestanding appliances and further garden access. Set to the front, a separate lounge offers a relaxing space, perfect for family life or entertainment.

On the upper floor, the master bedroom is set to the front, offering a generous room, with plenty of space for freestanding furniture and a modern en-suite including a separate shower and bathtub, a WC and a wash basin. The landing gives access to two additional double bedrooms and two single bedrooms, as well as additional storage. Completing the accommodation, a stylish bathroom is fitted with a four-piece contemporary suite and tiled splash walls.



## Plot 130 Carnethy Heights

Approximate Gross Internal Area: (1755 sq ft - 163 sq m.)



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

# Area Description





Carnethy Heights is situated in a highly sought-after town of Penicuik, Midlothian, enjoying a rural setting, and ideally placed for commuters, with Edinburgh Bypass just a short drive away. 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, as well as 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, whilst regular bus services also offer easy access to Edinburgh centre, offering a further wealth of award-winning restaurants, theatres, tourist attractions and numerous department stores and shops.





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