



Camethy Heights, 7 Sycamore Drive, Penicuik, Midlothian, EH26 0FS

Immaculately Presented & Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home, with garden, driveway and integral garage. A unique opportunity to acquire a desirable home in a sought-after new development by Avant Homes, on the outskirts of Penicuik, Midlothian. Comprises an entrance hall, a semi-open-plan family/dining room and kitchen, four bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

This exclusive modern family home offers versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

Ready-to-move-in, offering an impressive and adaptable semi-open-plan public room with two sets of French patio doors leading to the garden, a stylish kitchen and modern bathroom suites. In addition, this energy-efficient home also includes an integral garage, solar panels, double glazing, gas central heating and good storage provision.

Externally, the property benefits from a driveway to the front and a rear garden with an established lawn, and paved and wood deck patios; whilst the development also offers well-kept communal grounds.

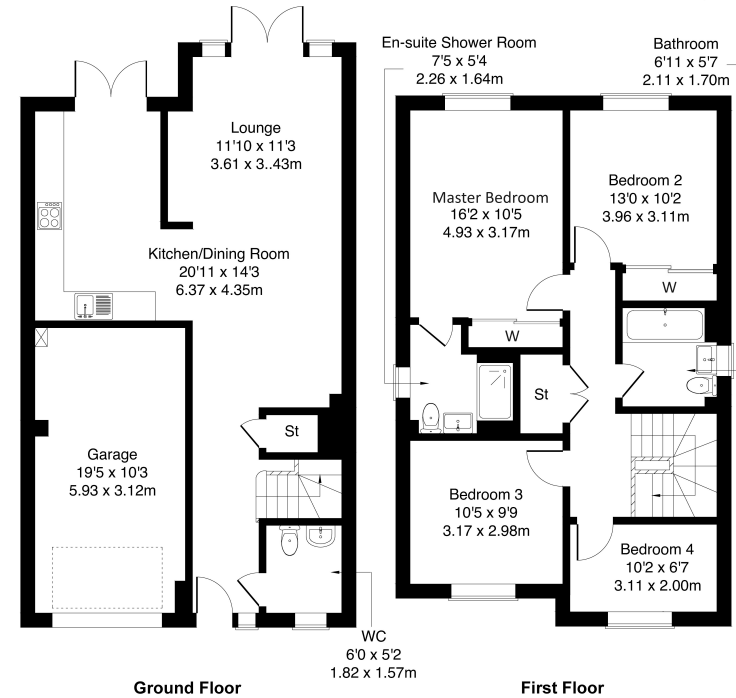
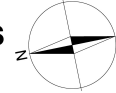
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient WC and storage cupboard. Opening onto a spacious semi-open-plan living/dining room and kitchen, the lounge area is tastefully finished, including carpeted flooring and French patio doors leading to the garden, whilst, the dining area has modern wood effect flooring continuing from the hall and throughout to the kitchen. The stylish kitchen also benefits from French patio doors leading to the garden, offering plentiful natural light, whilst, modern fitted units include unit downlighting, an integrated electric hob with an extractor hood, an eye-level double oven, a fridge/freezer and a dishwasher.

On the upper floor, the master bedroom is set to the rear, offering a generous room, with carpeted flooring, a built-in wardrobe with mirror sliding doors, plenty of space for freestanding furniture, and a modern en-suite shower room. Two further double bedrooms are set to opposite aspects, similarly well-sized and finished, including carpeted flooring, with bedroom two also featuring a built-in wardrobe, whilst, a generous single bedroom is set to the front, offering a flexible space. Completing the accommodation, with a side aspect window, the family bathroom is fitted with a modern three-piece suite, including a rainfall shower over the bath and stylish full-height tiled splash walls.



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Approximate Gross Internal Area: (1442 sq ft - 134 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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