



Avant Homes, Plot 140, The Overbury at Carnethy Heights Sycamore Drive, Penicuik, Midlothian, EH26 0FS

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

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Property Description

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

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

The Overbury 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.

A stunning modern home, offering an impressive and adaptable open-plan public room, double glazing, gas central heating, and superb storage provision throughout.

This energy-efficient home also includes an integral garage, a driveway, bi-fold doors to a private garden, and well-kept communal grounds within the development.

A welcoming entrance hall affords access throughout the ground floor, including a convenient understair storage cupboard, and the stairs leading to the upper floor. Set to the rear, an exceptionally spacious open-plan kitchen/dining and family room benefits from bi-fold doors leading to the garden and enjoying plentiful natural light. A stylish designer kitchen includes a range of integrated appliances whilst, a dedicated utility room offers space for a freestanding appliance and access to a large WC featuring stylish tiling. Set to the front, a separate lounge, with a bay window, offers a dedicated 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 shower room. Two further well-sized double bedrooms are set to opposite aspects whilst, a generous single bedroom is set to the rear. Completing the accommodation, a family-size bathroom is fitted with a three-piece suite, including contemporary sanitaryware and stylish tiling.

Materials within the advert have been supplied by Avant Homes.

PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.



Ground Floor

Live/Eat	5.81m ² x 4.82m ²	19'11" x 15'10"
Relax	3.56m x 5.44m ²	11'8" x 17'10"
Utility	1.36m x 2.55m	4'6" x 8'4"
WC	1.59m x 2.32m	5'3" x 7'7"

* Maximum dimensions
† Including bay

First Floor

Bedroom 1	5.81m ² x 3.87m ²	19'11" x 12'8"
Shower	2.26m x 1.39m	7'5" x 4'7"
Bedroom 2	3.06m x 3.83m	10'0" x 12'7"
Bedroom 3	2.72m ² x 3.92m	8'11" x 12'10"
Bedroom 4	3.00m x 2.79m	9'10" x 9'2"
Bathroom	1.69m x 2.11m	5'7" x 6'11"

* Maximum dimensions
** Minimum dimensions

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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