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Avant Homes, Plot 108, The Westbury at Carnethy Heights Sycamore Drive, Penicuik, Midlothian, EH26 0FS

Beautifully Designed & Spacious, Four-Bedroom, New Build, Detached Home with Gardens, Driveway & Double Garage

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Property Description

Beautifully designed and spacious, four-bedroom, new-build, detached home, with garden, driveway and integral double 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, lounge, open-plan kitchen/dining and family room, utility room, four double bedrooms, two en-suite shower rooms, a family bathroom and a ground-floor WC.

The Westbury 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 and patio 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 bright and spacious open-plan kitchen/dining and family room enjoys plenty of natural light and benefits from bi-fold doors and patio doors leading to the garden. A stylish designer kitchen includes a range of integrated appliances whilst, a dedicated utility room offers space for a freestanding appliance, storage space and access to a large WC. Set to the front, a separate lounge 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. Bedroom two is similarly well-sized and finished, also featuring an en-suite shower room. Two further well-finished bedrooms are set to the rear, overlooking the garden. Completing the accommodation, a generous family-size bathroom is fitted with a three-piece suite, including full-height tiling and contemporary sanitaryware.

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	5.15m x 3.24m	16'11" x 10'8"
Live/Eat	4.41m x 3.40m	14'6" x 11'2"
Relax	3.73m x 4.76m	12'3" x 15'7"
Utility	1.36m x 1.79m	4'5" x 5'10"
WC	1.71m x 1.61m	5'7" x 5'3"



First Floor

Bedroom 1	4.04m x 3.75m	13'3" x 12'4"
Shower 1	1.39m x 2.93m	4'7" x 9'7"
Bedroom 2	3.91m x 2.90m	12'10" x 9'6"
Shower 2	2.49m x 1.19m	8'2" x 3'11"
Bedroom 3	3.94m x 3.71m	12'11" x 12'2"
Bedroom 4	4.30m x 3.09m	14'1" x 10'2"
Bathroom	2.14m x 2.15m	7'0" x 7'1"

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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