



Avant Homes, Plot 166, The Rothesay at Carnethy Heights Sycamore Drive, Penicuik, Midlothian, EH26 0FS

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

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Property Description

Immaculately presented and spacious, five-bedroom, new-build, detached home, with garden, garage and driveway. Ideally situated in a modern residential and family-friendly Avant Homes development in Penicuik, Midlothian.

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

The Rothesay 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, flooring, double glazing, gas central heating, and superb storage provision throughout.

A welcoming entrance hall, with access to a WC and a convenient storage cupboard, leads to an exceptionally spacious and flexible, design-led, open-plan family/dining room and kitchen, perfect for modern family living and relaxation. A contemporary kitchen includes integrated appliances, whilst a living and dining area enjoys stylish French doors that allow for ample natural lighting all day and direct access to the rear garden. A separate living room is set to the front, offering a further public room.

Set to opposite aspects on the first floor are five well-proportioned bedrooms, with the particularly generous master bedroom benefiting from an en-suite shower room, with stylish tiling. Completing the accommodation, a family-size bathroom is fitted with a three-piece suite including contemporary sanitaryware.

VIP Package worth up to 25k.

Materials within the advert have been supplied by Avant Homes.

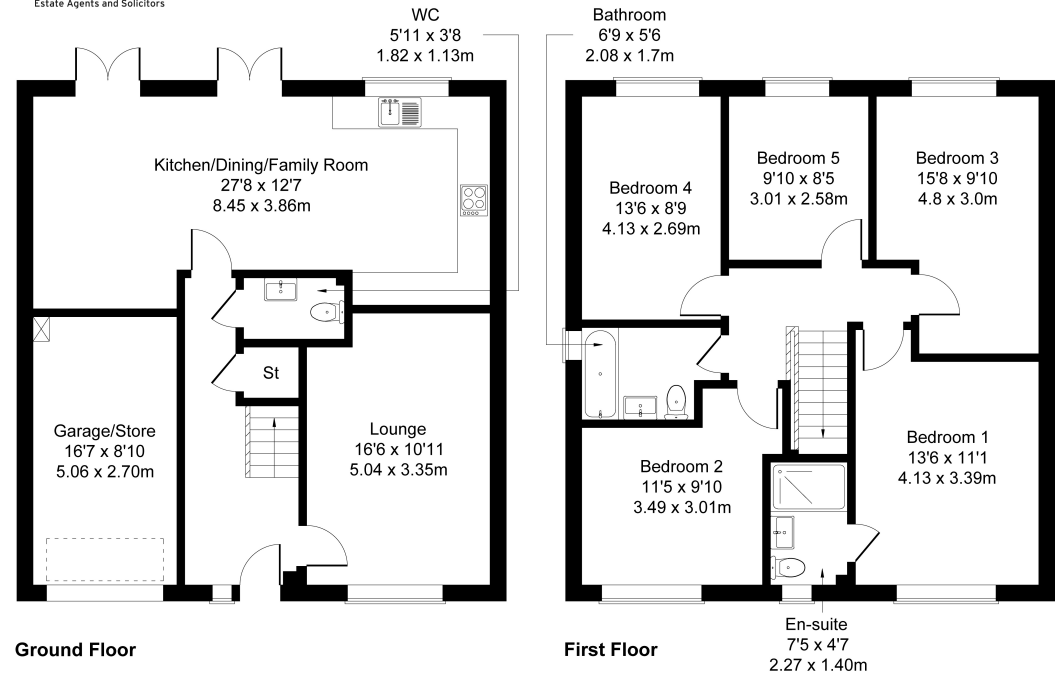
PLEASE NOTE: Images are for illustration only; please consult the on-site development sales manager for plot-specific finishes.

Service charge value: £195.49

Maintenance charge frequency: Annual

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REAL ESTATE Approximate Gross Internal Area: (1481 sq ft - 138. sq m.)
Estate Agents and Solicitors



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 the 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 the River North Esk, the adjacent countryside caters for

a wide range of outdoor pursuits, including walking, climbing, cycling, golfing, 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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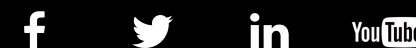
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Estate Agents and Solicitors



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