



Property Description

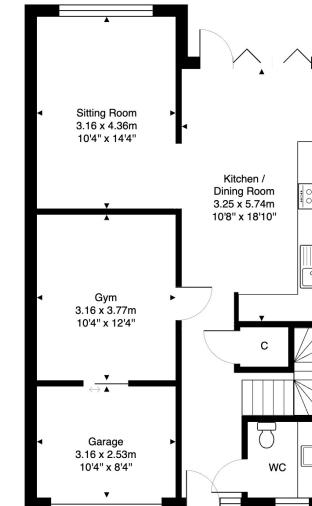
Beautifully presented and exceptionally spacious, this impressive three-bedroom detached family home boasts generous gardens, a double driveway and an integrated garage. Combining modern family living, this home makes an ideal choice for those seeking space, style and a peaceful setting in a modern development in Penicuik, Midlothian. Comprises an entrance hall, a semi-open plan living room/dining and kitchen, three bedrooms, an en-suite shower room, a family bathroom, and a ground-floor WC.

Highlights include a stylish integrated kitchen, modern bathroom suites, contemporary flooring and lighting, and a semi-covered garage with a dedicated gym area, expertly fitted. In addition, there is gas central heating, double glazing, solar panels, and luxury carpentry and good storage provided throughout, including fitted wardrobes in all bedrooms. Externally, the property boasts a monoblock drive to the front, with a lawn, and an enclosed rear garden including a wood-deck patio, a paved patio area and a dedicated children's play area. This modern development also offers additional unrestricted visitor spaces, well-maintained communal grounds, and open green spaces, with the Pentland Hills Regional Park within walking distance.

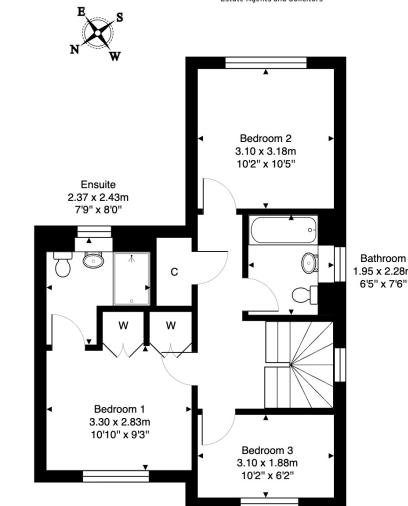
A welcoming entrance hall offers access throughout the ground floor, along with carpeted stairs leading to the upper level. Attractive herringbone flooring flows seamlessly into the semi-open-plan living, dining and kitchen space, all finished in fresh, light decor. The stylish lounge features a striking panelled wall with bespoke shelving, an integrated mirror, cleverly hidden built-in storage within panelled sections, alongside a wall-mounted TV point, creating a perfect setting for relaxing or entertaining. The dining/kitchen area is equally impressive, highlighted by a feature brick-style wall, an additional wall-mounted TV point and patio doors opening directly onto the rear garden. The modern kitchen is thoughtfully designed with sleek units, marble-effect worktops with matching upstands, a sink with a drainer and a spray pull tap, and a central island providing additional storage and workspace. Integrated appliances include an eye-level oven and microwave, a hob, a fridge/freezer and a dishwasher, ensuring both style and practicality. Completing the ground floor is a versatile WC, offering space for freestanding appliances, and a dedicated gym area, with convenient internal access to the garage.

Upstairs, the front-facing principal bedroom is tastefully finished with light décor and carpeted flooring, complemented by matching light fittings, a wall-mounted TV point, generous built-in wardrobes and a contemporary en-suite shower room. Two further well-presented bedrooms are positioned to opposite aspects, each benefiting from carpeted flooring and built-in storage. A modern family bathroom completes the accommodation, fitted with a stylish three-piece suite, shower over the bath and attractive tiling.

62 Sycamore Drive, Penicuik, EH26 0FT



Ground Floor



First Floor

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Gross Internal Area: 107.2 m² ... 1154 ft² (excluding garage)

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





Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and postal services, as well as a vibrant selection of restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.









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