



Plot 64 Camethy Heights, Mauricewood, Penicuik, Midlothian, EH26 0JP

Immaculately Presented & Spacious, New Four Bedroom, Family Home

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



Property Description

Immaculately presented and spacious, new four-bedroom family home, with gardens, driveway and an integrated garage. A unique opportunity to acquire a sought-after corner plot in a desirable new development, on the outskirts of Penicuik, Midlothian.

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

With open rural views, this flexible family home is ready to move in, finished with neutral decor, continuous Moduleo flooring, quality carpeting, and a designer integrated kitchen.

In addition, there are stylish fitted bathroom suites, impressive Bi-fold garden doors, multiple TV and phone points, gas central heating, double glazing, and good storage.

Externally the property benefits from a double driveway to the front, and a rear garden featuring an established lawn and a patio.

A welcoming entrance hall features additional natural light from a first-floor window over the stairwell; and gives access to the carpeted stairway, and both public rooms, with a front-facing, flexible, carpeted family/TV room. Whilst quality flooring continues into the rear of the floorplan, to a design-led open plan area featuring an exclusive designer kitchen with integrated appliances including a fridge/freezer, dishwasher, oven and ceramic hob.

There are flexible living and dining spaces, a built-in store cupboard, plus quality bi-fold doors that open onto the rear garden patio. Set off the public room, is a utility room with a worktop and space for freestanding appliances, and it gives further access to the generous ground floor WC.

On the first floor, four carpeted bedrooms offer flexible family accommodation. To the front, a master bedroom includes a fitted wardrobe and a stylish en-suite with an integrated shower cubicle. Completing the accommodation, a family bathroom has a side aspect window and is finished with a three-piece suite and designer tiling.



AVANT
homes





Area Description

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, 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, and there is 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, and there are regular bus services linking to Edinburgh centre and other local destinations.











Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

