



Avant Homes, Plot 106, The Westbury at Carnethy Heights Penicuik, EH26 0SP

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

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Property Description

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

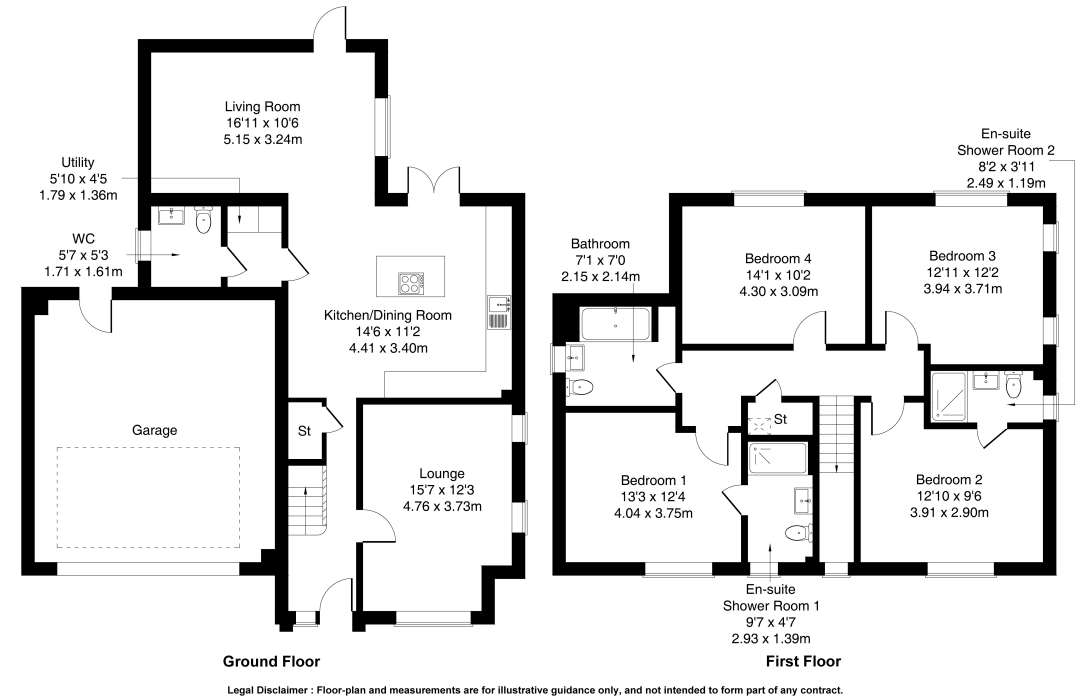
This stunning modern home, ready-to-move-in, offers an impressive and adaptable open-plan public room with bar seating, Moduleo flooring and a designer-integrated kitchen with quartz worktops. In addition, there are stylish fitted bathroom suites, impressive Bi-fold garden doors, quality carpeting, gas central heating, double glazing, and good storage provision.

Externally, the property benefits from a double driveway to the front and a rear garden with an established lawn and a wood deck patio; whilst the development also offers well-kept communal grounds.

A welcoming entrance hall affords access throughout the ground floor, including a storage cupboard, and the stairs leading to the upper floor. A tastefully presented lounge is set to the front, with a dual aspect; whilst set to the rear, an exceptionally spacious open-plan kitchen/dining and family room benefits from bi-fold doors for the family room and French patio doors for the kitchen/dining area, leading to the garden and enjoying plentiful natural light. The stylish designer kitchen includes an integrated electric hob with an extractor hood, an eye-level oven and microwave, a fridge/freezer and a dishwasher. Set off the kitchen, a dedicated utility room offers space for a freestanding appliance, access to a convenient WC, and further garden access.

On the upper floor, the master bedroom is set to the front, offering a generous room, with carpeted flooring, plenty of space for freestanding furniture and a modern en-suite shower room. Bedroom two is similarly well finished, also with a modern en-suite shower room; whilst two further well-sized carpeted bedrooms are set to the rear, overlooking the garden. Completing the accommodation, with a side aspect window, the family bathroom is fitted with a modern three-piece suite, including a shower over the bath and stylish tiled splash walls.

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Plot 106, The Westbury at Carnethy Heights, Penicuik EH26 0SP
Approximate Gross Internal Area: (2056 sq ft - 191 sq m.)



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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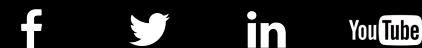
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