



Avant Homes, Plot 111 Hamilton at Carnethy Heights, Penicuik, EH26 0FS

Three-Bedroom, New Build, Detached Home, with Gardens & Driveway

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Property Description

Immaculately presented, three-bedroom, new-build, semi-detached home, with garden and driveway. Ideally situated in a modern residential and family-friendly development in Penicuik, Midlothian.

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

The Hamilton 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 a driveway, bi-fold doors to a private garden, and well-kept communal grounds within the development.

A welcoming entrance hall, with access to a WC, leads to an exceptionally spacious and flexible, design-led, open-plan room, perfect for modern family living and relaxation. A contemporary kitchen, includes integrated appliances and a convenient storage cupboard, whilst a living and dining area enjoys bi-fold doors opening onto the garden.

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

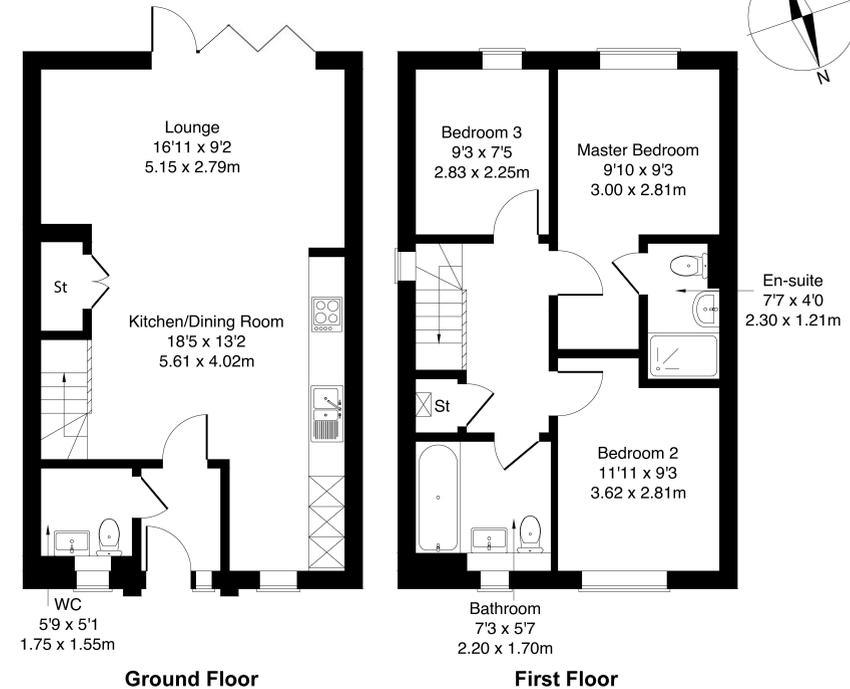
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PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.



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Approximate Gross Internal Area: (950 sq ft - 88 sq m.)



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 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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