



Avant Homes, Plot 139, The Rosebury at Carnethy Heights Sycamore Drive, Penicuik, Midlothian, EH26 0FS Immaculately Presented, Four-Bedroom, New Build, Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented, four-bedroom, new-build, detached home, with garden, driveway and integral garage. A unique opportunity to acquire a sought-after plot in a desirable new development by Avant Homes, in Penicuik, Midlothian.

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

The Rosebury 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 openplan public room, gas central heating, double glazing, included flooring, and superb storage provision throughout.

This energy-efficient home also includes an integral garage, a driveway, bi-fold doors to a private garden, and well-kept communal grounds within the development.

A welcoming entrance hallway leads to an exceptionally spacious and flexible, design-led open-plan public room, with a modern designer kitchen including integrated appliances and a convenient storage cupboard, whilst enjoying bi-fold doors leading to the garden. A dedicated utility room has further storage space and access to a WC. Set to the front, a separate lounge offers a dedicated relaxing space, perfect for family life or entertainment.

On the upper floor, the landing features a storage cupboard, with a generous master bedroom, set to the front, benefiting from an en-suite shower room with a large cubicle and a fitted wardrobe; whilst three further bedrooms are set to each opposite aspect. Completing the accommodation, a family-size bathroom is fitted with a three-piece suite, including contemporary sanitaryware and full-height tiling.

Materials within the advert have been supplied by Avant Homes.

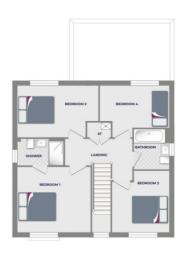
PLEASE NOTE: Images are for illustration only, please consult the on-site development sales manager for plot-specific finishes.



Ground Floor

Live	5.20m x 3.07m	17'1" x 10'1"
Live - Eat	5.12m° x 3.98m	16'10" x 13'1"
Relax	3.00m x 4.03m	9'10" x 13'3"
WC	1.57m x 1.68m	5'2" x 5'6"
Utility	1.48m x 1.89m	4'10" x 6'2"
Garage	3.04m x 6.05m	10'0" x 19'10

* Maximum dimension



First Floo

Bedroom 1	3.36m††	X	3.64m	11'0"††	X	11'1
Shower	2.50m†	X	1.41m	8'2"†	X	4'8"
Bedroom 2	4.42m*	×	2.78m°	14'6"*	×	9'1"
Bedroom 3	3.14m*	X	3.45m°	10'4"	×	11'4'
Bedroom 4	3.83m*	×	2.27m**	12'7"	×	7'5"
Bathroom	1.70m	×	2.20m	5'7"	×	7'3"

- * Maximum dimer
- † Including showe

Area Description

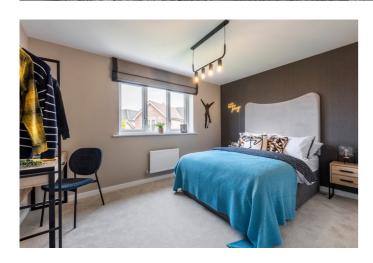
Carnethy Heights is situated in a highly sought-after town of Penicuik, Midlothian, enjoying a rural setting, and ideally placed for commuters, with Edinburgh Bypass just a short drive away. Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking 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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