



Estate Agents and Solicitors

**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

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

**espc** rightmove  **Zoopla**  
find your happy

# 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 open-plan 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 <sup>†</sup> x 3.98m <sup>†</sup>	16'10" <sup>†</sup> x 13'11" <sup>†</sup>
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"

<sup>†</sup> Maximum dimensions



First Floor

Bedroom 1	3.36m <sup>††</sup> x 3.64m	11'0" <sup>††</sup> x 11'11"
Shower	2.50m <sup>†</sup> x 1.41m	8'2" <sup>†</sup> x 4'8"
Bedroom 2	4.42m <sup>†</sup> x 2.78m <sup>†</sup>	14'6" <sup>†</sup> x 9'1" <sup>†</sup>
Bedroom 3	3.14m <sup>†</sup> x 3.45m <sup>†</sup>	10'4" <sup>†</sup> x 11'4" <sup>†</sup>
Bedroom 4	3.83m <sup>†</sup> x 2.27m <sup>††</sup>	12'7" <sup>†</sup> x 7'6" <sup>††</sup>
Bathroom	1.70m x 2.20m	5'7" x 7'3"

<sup>†</sup> Maximum dimensions  
<sup>††</sup> Minimum dimensions  
<sup>†</sup> Including shower  
<sup>††</sup> Excluding wardrobe

# 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.





## 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](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

