



Camethy Heights, 5 Sycamore Drive, Penicuik, Midlothian, EH26 0FS

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

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Property Description

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

This exclusive modern family home offers versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle.

Ready-to-move-in, offering an impressive and adaptable open-plan public room, a designer-integrated kitchen, stylish bathroom suites, and superb storage provision throughout. In addition, this energy-efficient home also includes an integral garage, bi-fold doors to a private garden, double glazing and gas central heating.

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

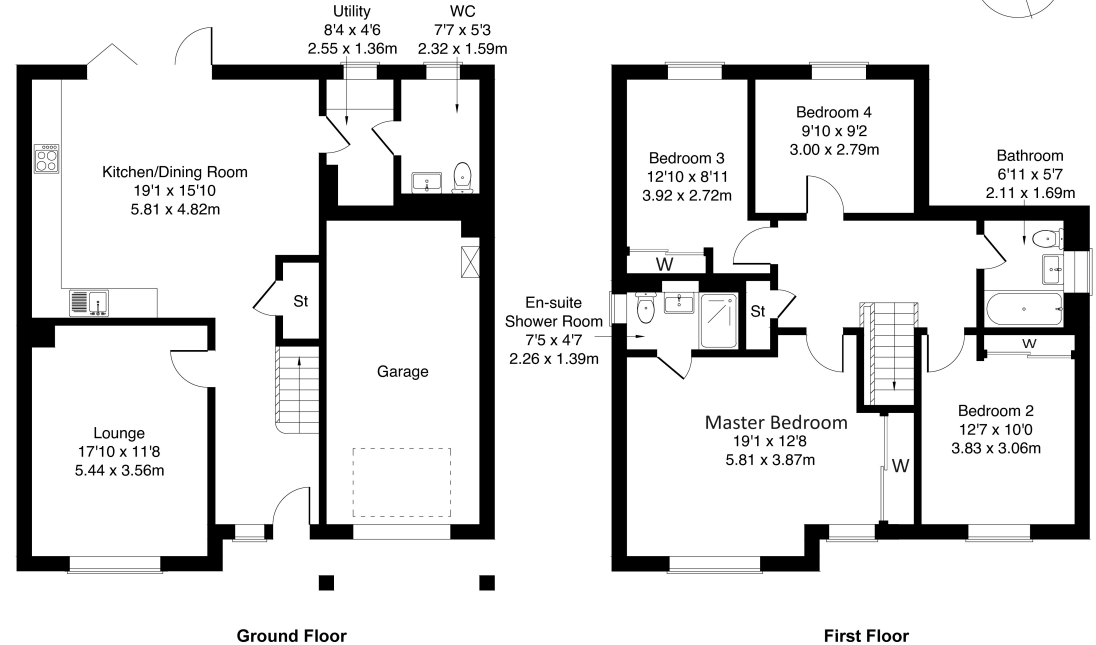
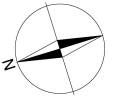
A welcoming entrance hall affords access throughout the ground floor, including a convenient understair storage cupboard, and the stairs leading to the upper floor. Set to the rear, an exceptionally spacious open-plan kitchen/dining and family room benefits from bi-fold doors leading to the garden and enjoys plentiful natural light. A stylish designer kitchen includes an integrated electric hob, an eye-level double oven, a fridge/freezer and a dishwasher; with a dedicated utility room offering space for a freestanding appliance and access to a large WC featuring stylish tiling. Set to the front, a separate lounge, with a triple window offers a dedicated relaxing space, perfect for family life or entertainment.

On the upper floor, the master bedroom is set to the front, offering a generous room, with plenty of space for freestanding furniture, a built-in wardrobe, carpeted flooring and a modern en-suite shower room. Two further well-sized double bedrooms are set to opposite aspects, with built-in wardrobes and carpeted flooring, whilst, a generous, well-presented single bedroom is set to the rear. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite, including contemporary sanitaryware, stylish tiling and a rainfall shower over the bath.



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Approximate Gross Internal Area: (1722 sq ft - 160 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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