



Camethy Heights 3 Sycamore Drive, Penicuik, Midlothian, EH26 0FS

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

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Property Description

Immaculately presented and spacious, four-bedroom detached family home, with gardens, driveway and an integrated double 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, 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.

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 with bar seating, contemporary flooring and a designer-integrated kitchen. 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.

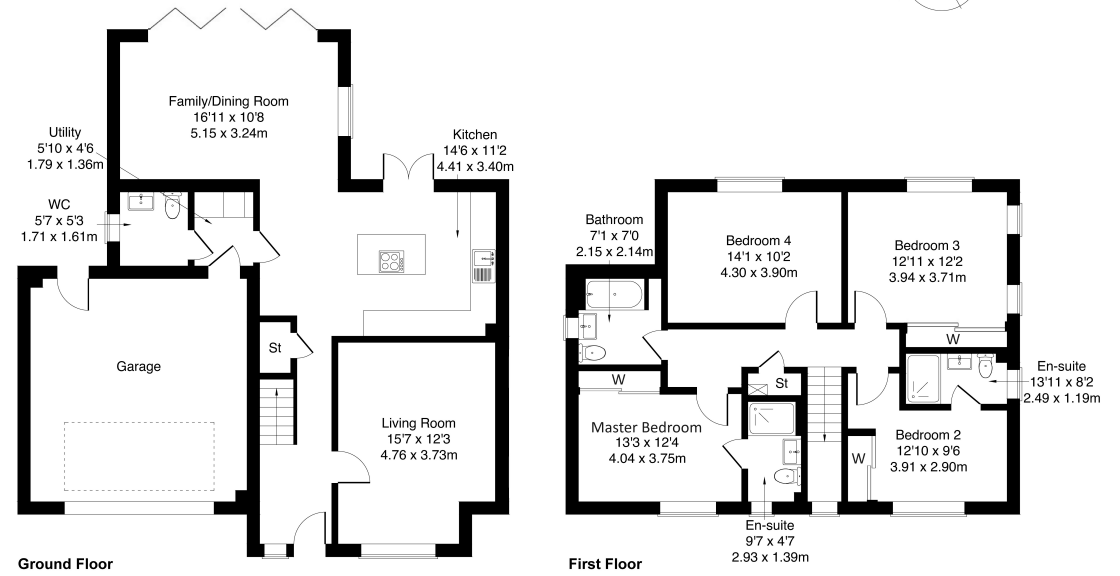
A welcoming entrance hall affords access throughout the ground floor, including a built-in storage cupboard, and the stairs leading to the upper floor. A tastefully presented lounge is set to the front, finished in neutral decor and carpeted flooring; whilst set to the rear, an exceptionally spacious 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 double oven, 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, a built-in wardrobe with mirror sliding doors, plenty of space for freestanding furniture, and a modern en-suite shower room. Bedroom two is similarly well-sized, also with a modern en-suite shower room and a built-in wardrobe; whilst two further well-sized carpeted bedrooms are set to the rear, overlooking the garden, with bedroom three featuring a built-in wardrobe. Completing the accommodation, with a side aspect window, the family bathroom is fitted with a modern three-piece suite, including a rainfall shower over the bath and stylish tiled splash walls.



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Approximate Gross Internal Area: (1819 sq ft - 169 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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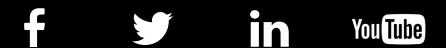
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