



## 63 Sycamore Drive, Penicuik, Midlothian, EH26 0FS

Beautifully Presented Four-Bedroom, Detached Family Home, with Gardens, Driveway and Garage

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# Property Description

Beautifully presented and spacious four-bedroom, detached family home, with gardens, driveway and integral garage. Located in a leafy and sought-after development on the outskirts of Penicuik, Midlothian.

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

This desirable modern family home offers versatile and flexible rooms, tastefully finished throughout, allowing flexibility to create a home that fits your lifestyle. Highlights include an impressive and adaptable open-plan public room with a designer-integrated kitchen and bi-fold doors to the garden.

In addition, there are luxury bathroom suites, Herringbone-style Karndean flooring for the ground floor, double glazing and HIVE gas central heating.

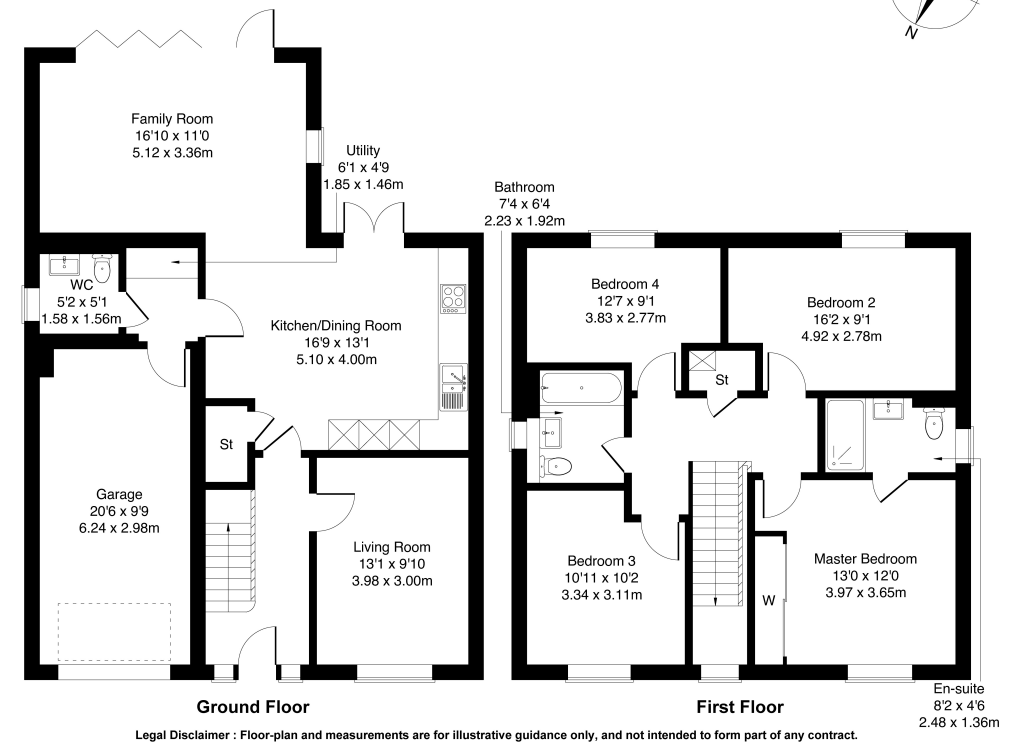
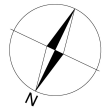
Additionally, there are views of the Pentland Hills to the front, solar panels, multiple TV points and good storage including a powered garage. Externally, there is lawn, shrubbery, driveway, and EV point to the front, whilst the rear garden features a lawn, patios and planting beds.

An entrance welcomes you into the property, finished with beautiful and tasteful décor throughout. The hallway provides seamless access into the living room, finished with carpeted flooring throughout and featuring a large window allowing plenty of natural light to fill the space. The dining/kitchen area is an ideal space for entertaining guests, with doors providing direct access to the private garden. The kitchen is finished to a modern standard, featuring stylish cupboards, sleek countertops with matching splashback, a stainless-steel sink with drainer, integrated oven and induction hob with canopy above, as well as a fridge/freezer. Just off the kitchen is a useful utility room, further housing space for additional appliances, with a further WC situated just behind, providing additional convenience.

The space flows seamlessly into the family room, offering further space for entertaining guests, with doors providing direct access to the private rear garden. Carpeted stairs lead to the first floor, providing access to all four bedrooms. The carpeted landing flows seamlessly into each bedroom, creating a warm and comfortable environment ideal for relaxation. The master bedroom further benefits from a mirrored wardrobe, providing useful additional storage space, and also features an en-suite shower room for added convenience. Completing this beautiful home is the family bathroom, which comprises a three-piece suite with a bath.



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## Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and postal services, as well as a vibrant selection of

restaurants, cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





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## Head Office

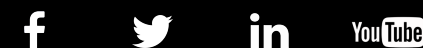
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