

17 Sycamore Drive

PENICUIK, MIDLOTHIAN, EH26 0FS



*IMPRESSIVE 4-BEDROOM DETACHED HOUSE WITH CORNER
PLOT, EN-SUITE, GARAGE AND GENEROUS GARDEN*



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Occupying a desirable corner plot within a lovely residential setting, this impressive four-bedroom detached home combines generous living space, contemporary finishes and an inviting sense of home. Beautifully maintained throughout, the property offers an ideal setting for modern family life, with stylish interiors, a superb open-plan kitchen and dining area, and an attractive rear garden designed for both relaxation and entertaining.

Upon entering, a welcoming entrance hall sets the tone for the accommodation beyond. The living room provides a comfortable and inviting retreat, offering the perfect space to unwind at the end of the day.





The heart of the home is the sleek, contemporary kitchen and dining area. Thoughtfully designed to maximise both space and functionality, the kitchen features modern integrated appliances, practical tiled flooring, creating a stylish yet easy-to-maintain finish. There is ample room for a family dining table. Patio doors open fully onto the rear garden, creating a wonderful connection between the interior and exterior and allowing the space to flow effortlessly outdoors during the warmer months.

Adding to the practicality of the ground floor, a separate utility room is conveniently positioned just off the kitchen and dining area. This leads through to a beautifully tiled WC, which also benefits from direct access to the garage.



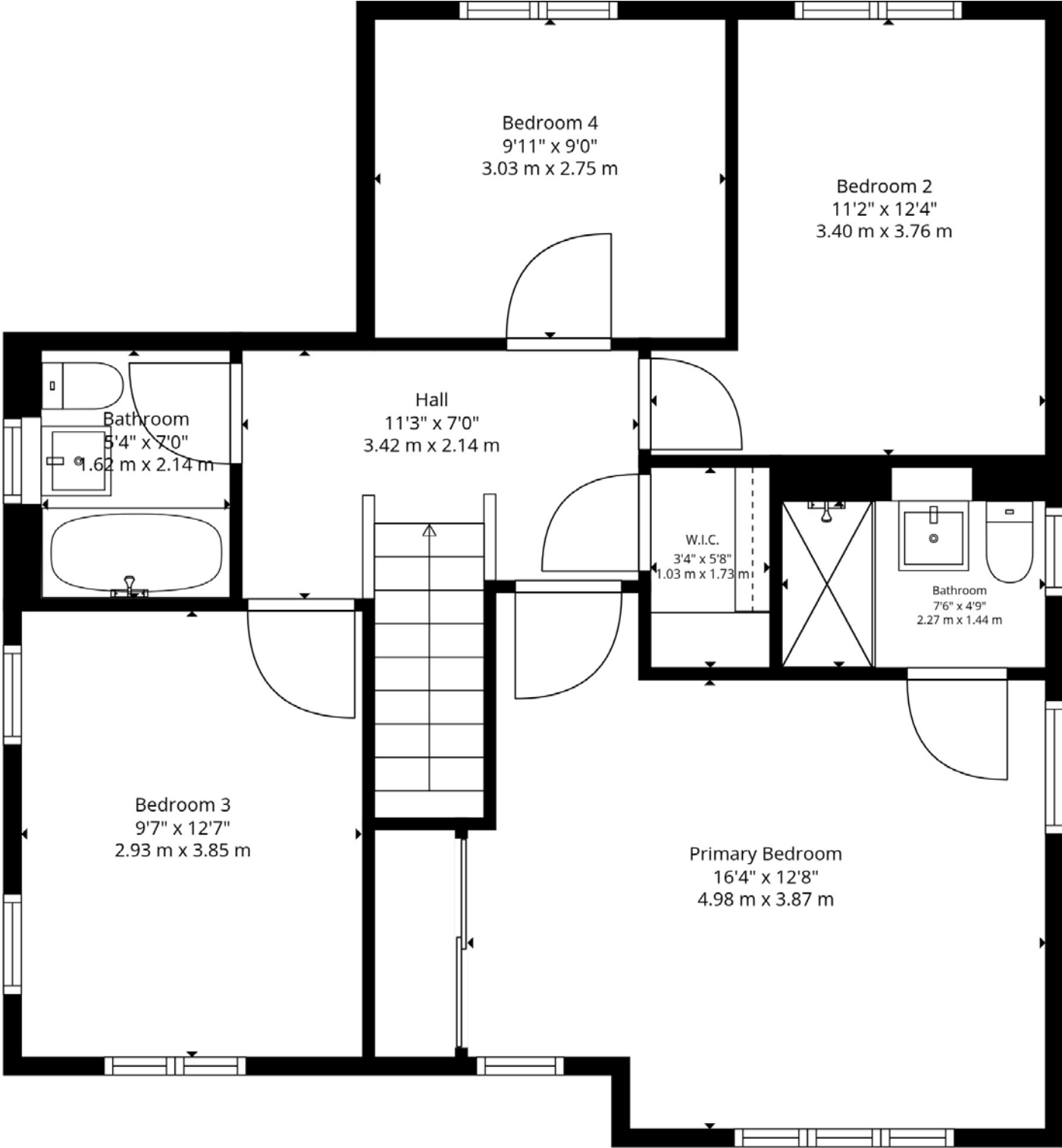
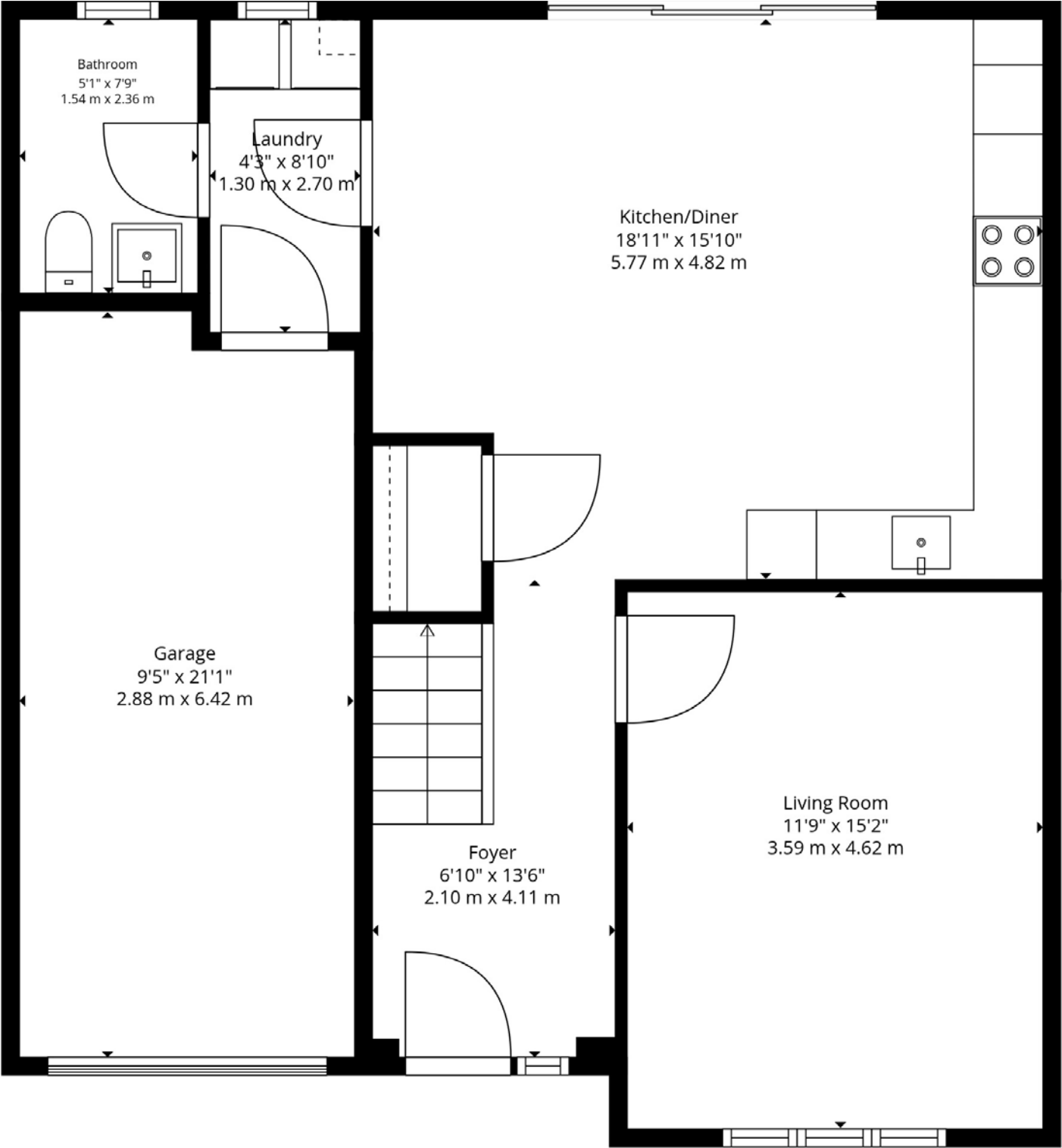


Upstairs, the property offers four well-proportioned bedrooms. The impressive principal bedroom is particularly generous in size, enjoying excellent natural light and fitted wardrobes, alongside the added luxury of a private en-suite shower room. The remaining bedrooms are served by a modern family bathroom, complete with a bath and contemporary finishes.

Further storage is available with a shelved walk in closet on the landing, and the attic is floored with a fold down ladder.







Gross internal floor area (m²): 136m²
EPC Rating: B



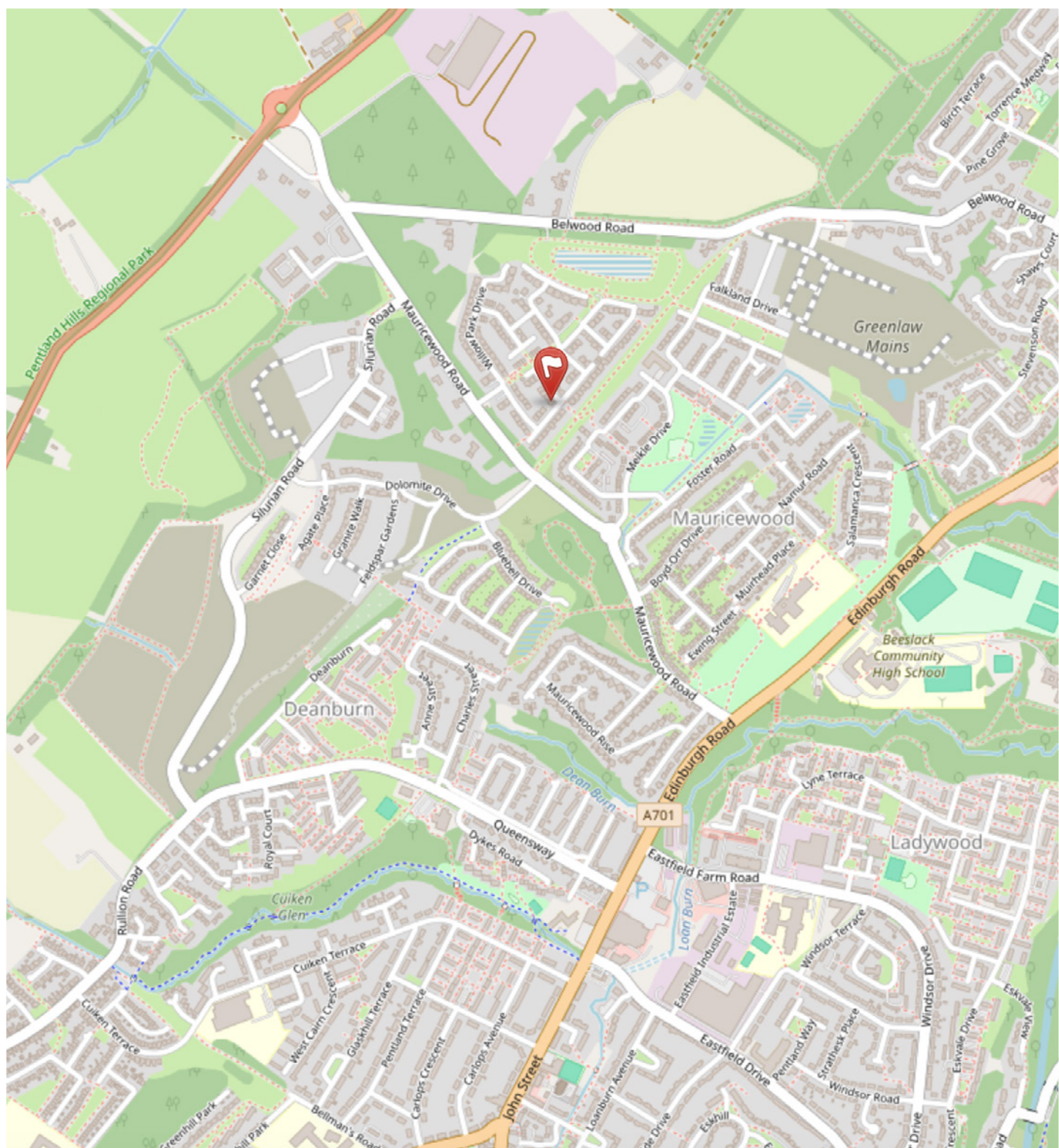
Outside, the property continues to impress. The substantial rear garden offers an appealing combination of paved areas, an attractive patio and a lawn, providing plenty of room for outdoor dining, entertaining, gardening and family enjoyment. The fully opening patio doors enhance the garden's appeal, making it a natural extension of the living space. To the front, a beautifully maintained garden creates an attractive first impression, while the corner-plot position and side access to the rear garden add further convenience.

Practical features include a private driveway, a single garage and solar panels, complementing the property's blend of style, comfort and everyday efficiency.



Situated within the popular Carnethy Heights development in Penicuik, 17 Sycamore Drive enjoys a desirable residential setting on the outskirts of town, within walking distance of the Pentland Hills and the walking trails at Flotterstone. The new-build development features a large park and play area within 500 yards, helping to foster a sense of community. The area offers convenient access to local amenities, including Tesco, Lidl and the shops, cafés and restaurants along Penicuik High Street.

Mauricewood Primary School and Beeslack Community High School are also nearby, enhancing the area's appeal to families. For outdoor enthusiasts, the surrounding countryside offers excellent opportunities for walking and cycling, while the A701 and Edinburgh City Bypass provide convenient road connections to Edinburgh and beyond. Combining a peaceful residential environment with everyday convenience and easy access to the capital, this location offers the best of both town and countryside living.



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