



lindsays

10 Sycamore Drive,
Penicuik, Midlothian, EH26 0FT

"An absolutely stunning, significantly upgraded four bedroom detached villa enviably located minutes from all the town has to offer"

- Entrance hall
- WC
- Wonderful open plan living space/designer kitchen with integrated appliances and bi-fold doors and patio doors to the garden
- Master bedroom with fitted wardrobes and luxury en-suite showerroom
- Three further bedrooms
- Sumptuous family bathroom
- Gas central heating
- Solar panels
- Double glazing
- Integral garage
- Secluded fully enclosed garden

EPC Rating C

OFFERS OVER £350,000



Description

Commanding lovely rear views to woodland, this outstanding detached villa has been significantly upgraded by the current owners from the original build package. Offering the very best in contemporary design the house has a stunning interior and comes complete with an integral garage and a fully enclosed rear garden. On the ground floor the welcoming hall opens out to a superb open plan living space with bi-fold doors running along the entire back wall, making the most of the leafy views and creating a wonderful indoor/outdoor entertaining space during the summer months. The bespoke kitchen offers the ultimate in modern design, is partly open plan to the sitting area, comes complete with high end integrated appliances and also has patio doors giving access to the garden. Off the hall there is a ground floor WC, a utility cupboard and access to the garage. Upstairs, the elegant master bedroom has fitted wardrobes and a luxury fully tiled en-suite showeroom, there are three further comfortable bedrooms and a fabulous family bathroom. Additional benefits include gas central heating, solar panels and double glazing. Soft modern décor and quality flooring feature throughout.

Area

Penicuik lies about nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to the majority of High Street stores including Next, Boots and Marks & Spencer, to name but a few. Here, there is also a 24 hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre.

Viewing

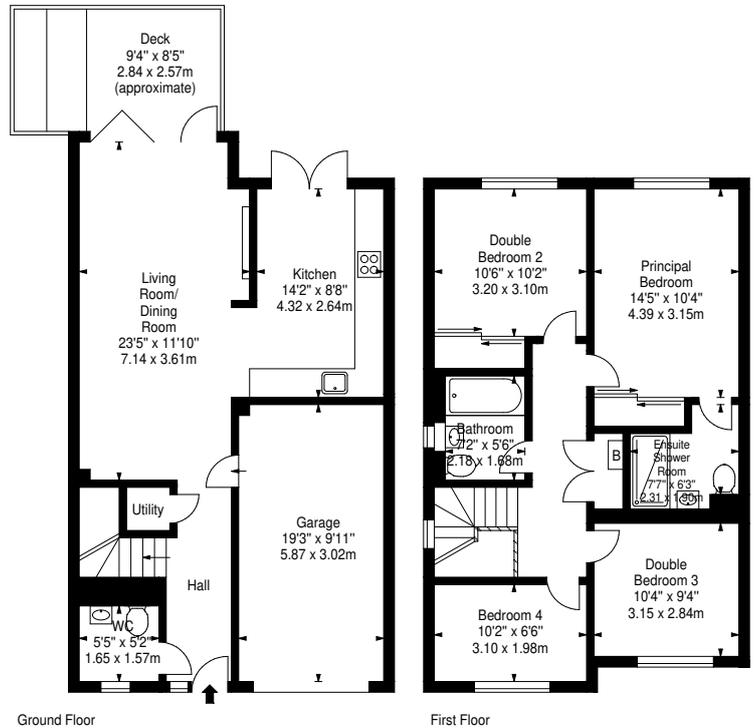
by appointment contact Lindsays – propertyadmin@lindsays.co.uk



Sycamore Drive,
Penicuik, EH26 0FS



Approx. Gross Internal Area
1246 Sq Ft - 115.75 Sq M
Garage
Approx. Gross Internal Area
193 Sq Ft - 17.93 Sq M
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.