



87 Sycamore Drive,
Penicuik, Midlothian, EH26 0FS.

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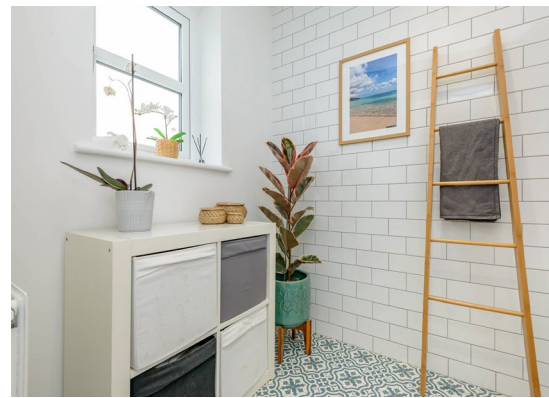
- Reception hall with storage beneath stairs.
- Attractive good sized living room with open outlook to front.
- Superb open plan kitchen/dining room/ family room with integrated appliances.
- Beautiful hardwood herringbone flooring to the hall and kitchen/dinning/family room.
- Bi-folding doors to extensive decking area & south facing rear garden.
- Utility room with access to cloakroom/WC & garage.
- Spacious upper landing with access to storage & attic.
- Generously proportioned master bedroom with built in mirrored wardrobes.
- Ensuite shower room.
- Fabulous open outlook to front to Pentland Hills.
- Three further double bedrooms - one with built in mirrored wardrobes.
- Family bathroom with shower.
- Solar panels fitted to the south facing aspect of the roof.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Double driveway leading to integral garage.
- Electric vehicle charging point.
- Beautifully maintained, extensive south facing rear garden which is enclosed.
- Well maintained communal grounds within development.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A fabulous, detached villa situated in a sought after modern development in the popular Midlothian town of Penicuik an ideal commuter base with its close proximity to the Edinburgh City bypass and Edinburgh itself. The property would make an excellent family home in a great location and is brought to the market in immaculate condition with accommodation comprising:-

FACTORING NOTE:
The communal areas within the development are factored by Ross and Liddell at an approximate charge of £120 per annum.



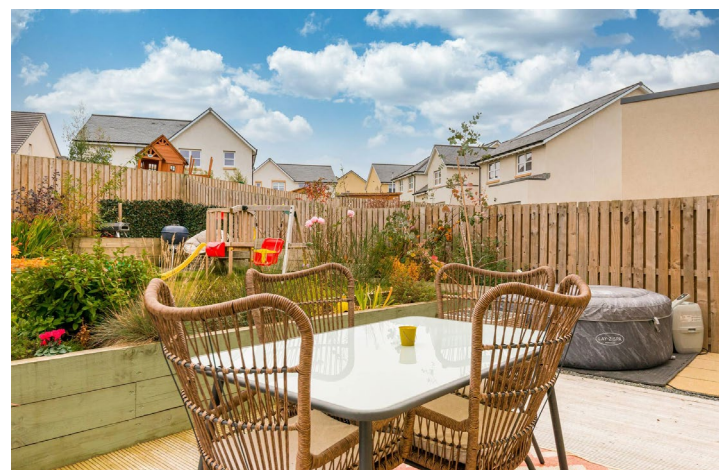


LOCATION

Enveloped by dense woodland and rolling farmland, and positioned at the foot of the majestic Pentland Hills, Penicuik feels worlds away from the busy capital, with a multitude of outdoor activities right on its doorstep. From relaxed strolls and cycles along the old railway line towards Musselburgh, to adrenaline pumping snow sports, horse-riding, fishing or hiking in the Pentland Hills. One of the town's highlights is Penicuik House, a grand historic estate with beautiful grounds that are open to the public. You can explore the estate's picturesque trails, take in the ruins of the old mansion, and even picnic by the lake. It's a favourite spot for locals and visitors alike. Penicuik also offers an excellent range of amenities including supermarkets, independent retailers, cafes, pubs and restaurants, with more extensive shopping facilities available just a short drive away at Straiton Retail Park. Primary schooling is provided locally at Mauricewood Primary, followed by secondary education at nearby Beeslack High School, with excellent nursery and childcare provisions in the area. Penicuik is increasingly popular with commuters thanks to its close proximity to Edinburgh and there is fast, frequent bus links that guarantee swift and easy access to the heart of the capital.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, MICROWAVE GRILL, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER. THE WASHER/DRYER WITHIN THE UTILITY ROOM MAY BE AVAILABLE THROUGH NEGOTIATION. THE GARDEN SHED WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 8.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 12.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 300 METRES.



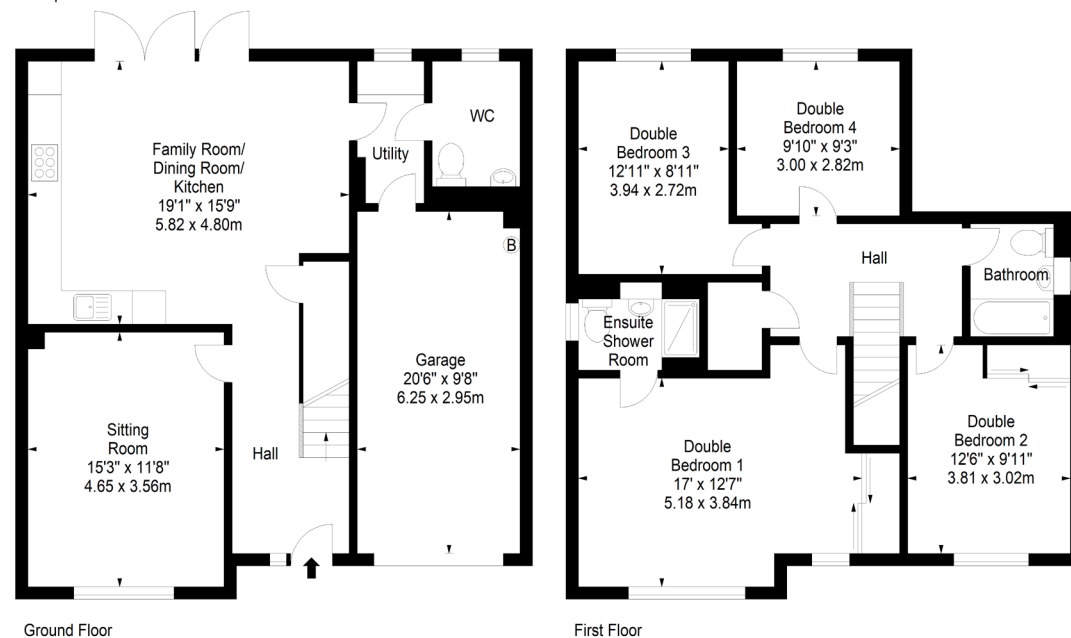
**ENERGY PERFORMANCE
CERTIFICATE RATING B**



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Midlothian, EH26 0FS**



Approx. Gross Internal Area
1688 Sq Ft - 156.82 Sq M
(Including Garage)
For identification only. Not to scale.
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76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.