

40 Sycamore Drive, Penicuik, EH26 0FT



### Description

Delightful detached villa of immense appeal commanding an enviable setting in the heart of a sought after modern residential estate. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life.

### Features

- Detached family home with high spec interior
- Highly sought-after location close to reputable schools
- Converted garage, offering versatile living space
- Ultra-modern kitchen with top of the range appliances
- Bi-folding doors opening onto rear garden
- Four bedrooms
- Built-in wardrobes
- Luxurious en-suite with walk-in shower
- Well-appointed family bathroom
- Gas central heating and double glazing

### Extras

All blinds, garden hut and integrated appliances are included in the sale.

### Factor

The development is factored by Ross & Liddell for approx. £40 per annum with additional £100 float. This includes maintenance of communal areas.

### Price and Viewing

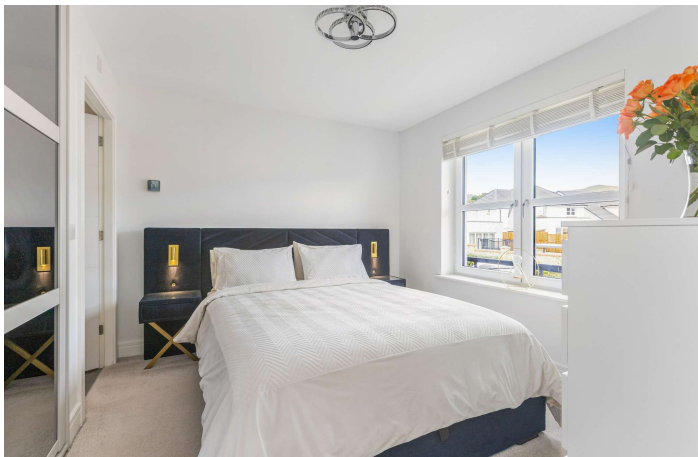
For price and viewing information or further details on this property please contact us on 0131 557 3188.

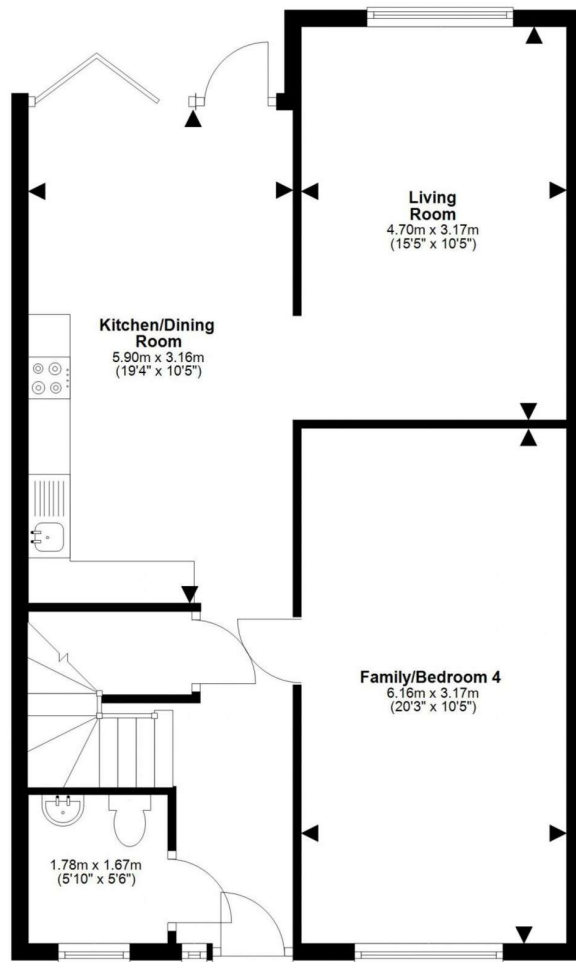


## Location

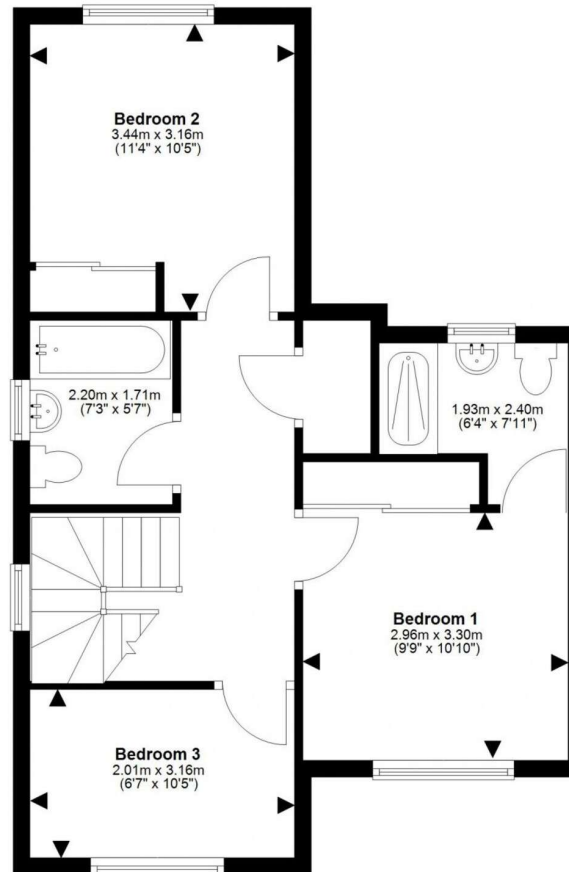
Enveloped by dense woodland and rolling farmland, and positioned at the foot of the majestic Pentland Hills, Penicuik feels worlds away from the busy capital, with a multitude of outdoor activities right on its doorstep. From relaxed strolls and cycles along the old railway line towards Musselburgh, 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, 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, with bustling and vibrant shops and cafes located in Morningside being just a twenty minute drive away. Fast and frequent bus links (including express morning and evening services) also guarantee swift and easy access to the heart of the capital.

**EPC Rating: B**





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



Connor  
Malcolm

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc