



42 Sycamore Drive
PENICUIK | EH26 0FT


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Superb sized detached villa boasting a large fully enclosed garden and a quiet position on a sought after modern development. All manner of amenities, schooling and transport links are within easy reach of this property, making it ideal for a family.

Viewing is highly recommended to appreciate the light and airy interior of this lovely home, where you'll find plenty of space and flexibility to suit individual family requirements. The attractively presented accommodation features stylish on-trend fittings, neutral tone decor and floor coverings, and more than ample storage facilities.

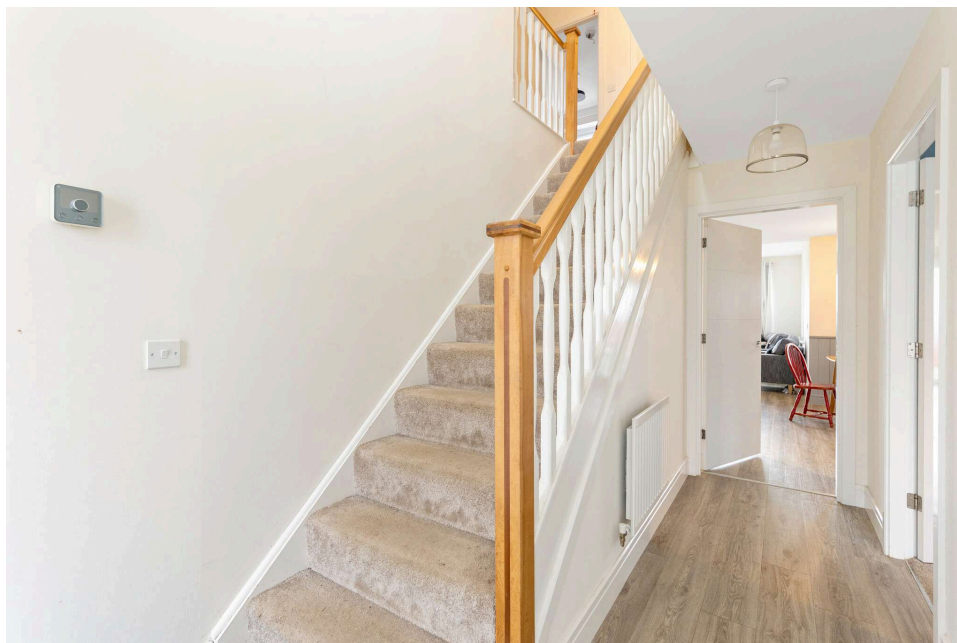
For outdoor relaxation there's a choice of two decked areas within the rear garden, plus a lawn for children to play on. High fencing and the elevated position of the rear garden ensure a good degree of privacy and you can look out across the rooftops to the local hills beyond.

Council Tax Band G, Energy Rating B

All fixtures will be included in the sale the blinds will also be included as part of the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



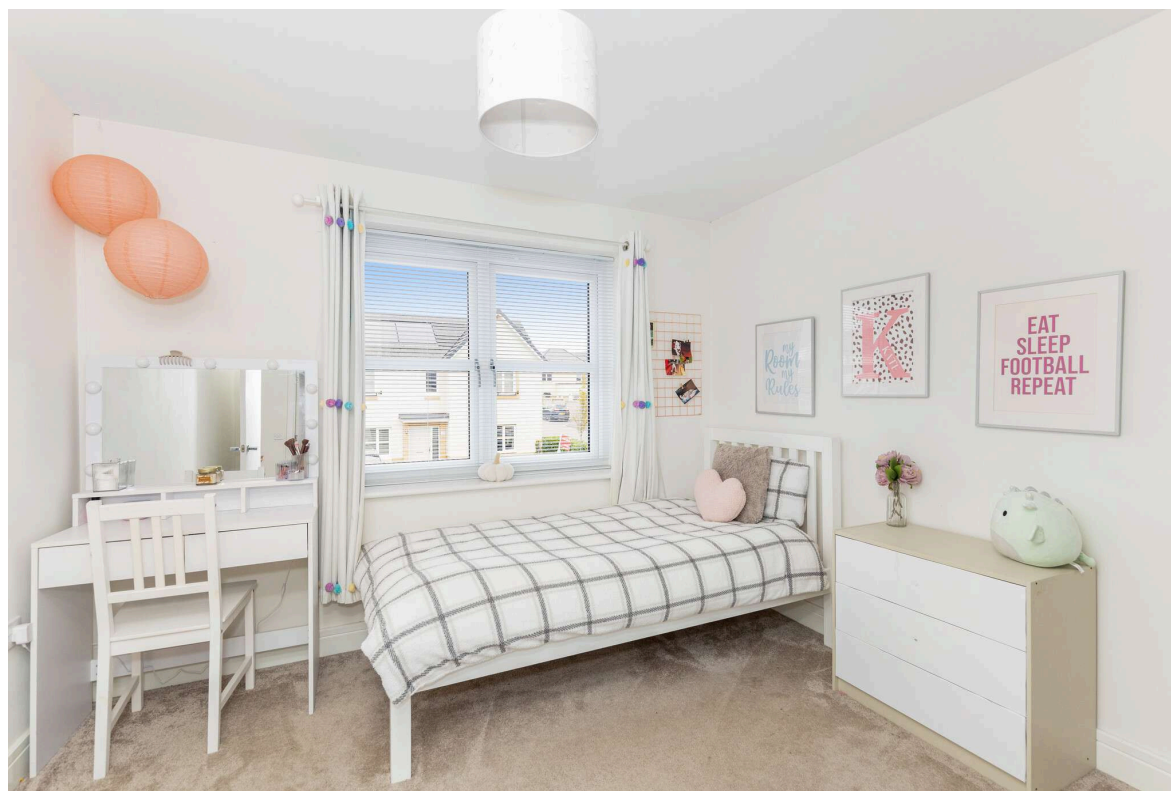


- **Ground Floor -**
- Bright sitting/family/dining room with bi-fold doors
- Contemporary style breakfasting kitchen
- Handy utility room leading to WC
- Living room/bedroom 5
- Entrance hall/large under stair cupboard
- **Upper Floor -**
- Principal double bedroom with en-suite shower-room
- Three further double bedrooms
- Built-in wardrobe storage in each bedroom
- Family bathroom
- Upper landing with cupboard and drop down ladder access to part floored loft with light.
- **Outdoors -**
- Open plan front garden
- Monobloc driveway

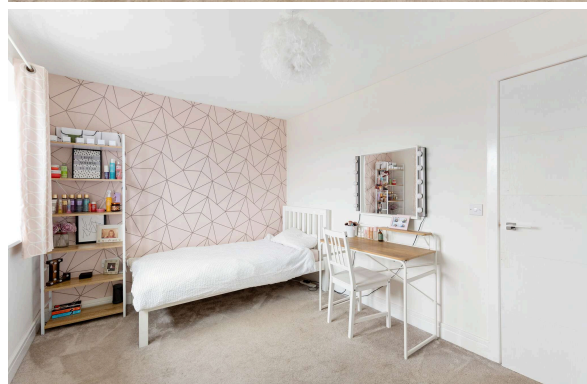
- Integral single garage with power and light
- Fully enclosed and child friendly rear garden
- Visitors parking bays on street

Council Tax Band G, Energy Rating B

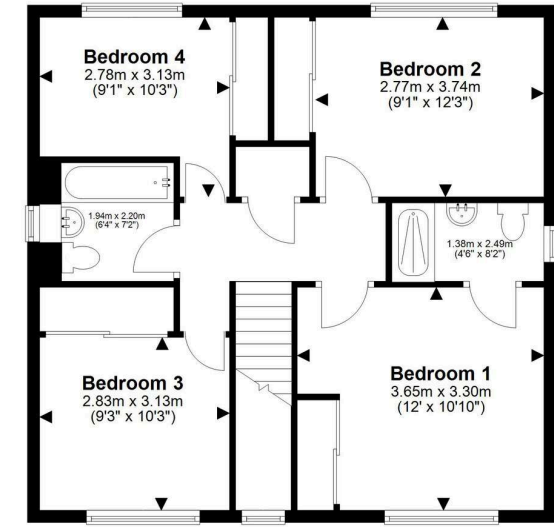
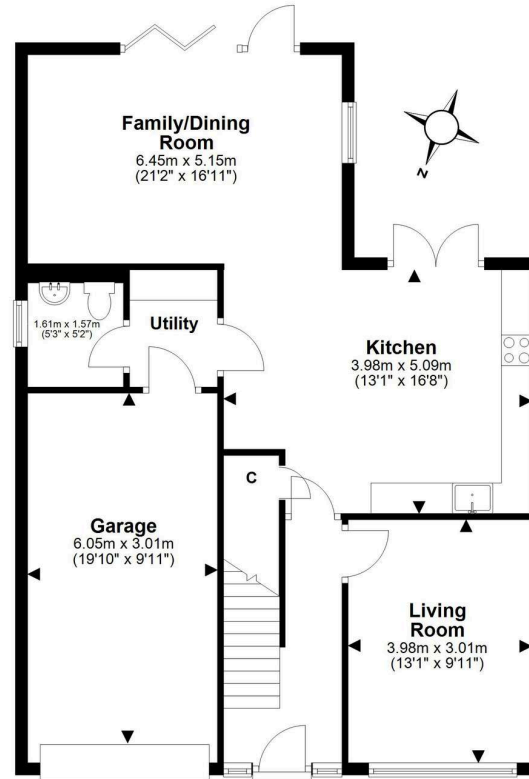
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Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.







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.