



27 Sycamore Drive

Penicuik, Midlothian, EH26 0FS





Beautifully presented detached family home with private south-east facing garden in Penicuik

- Sitting/dining room
- Kitchen/breakfast room
- Utility room & WC
- Principal bedroom with en-suite
- 2 double bedrooms
- Single bedroom
- Bathroom
- Beautifully maintained private gardens
- Garage & driveway
- Gas central heating & double glazing

Offers Over:

£365,000



F



B



Freehold

Further information can be found in the home report.



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...arranged to provide contemporary, flexible living.

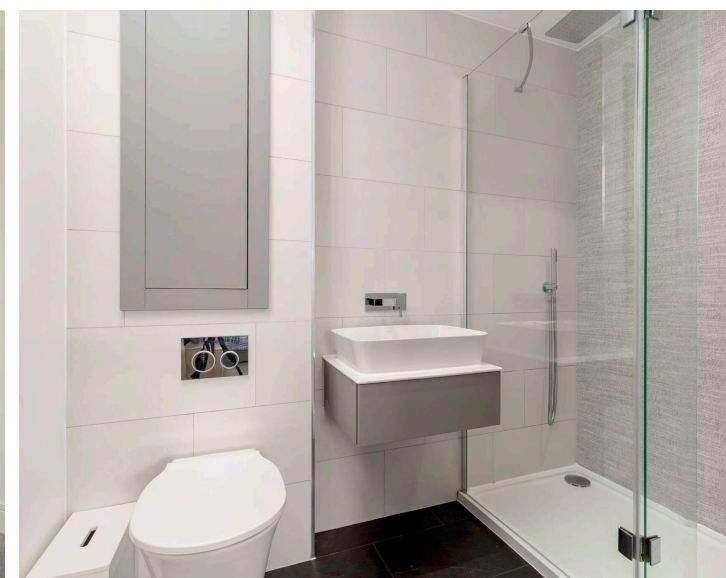
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About the Property

Located within a sought-after residential development in Penicuik, this impressive modern detached villa offers an ideal family home within easy commuting distance of Edinburgh.

Enjoying a peaceful setting, the accommodation is thoughtfully arranged to provide contemporary, flexible living. The ground floor features bright and spacious living areas, ideal for both everyday family life and entertaining, while upstairs offers four generously proportioned bedrooms, including a well-appointed principal bedroom with en-suite.

Externally, the property benefits from private gardens to the front and rear, providing excellent outdoor space for relaxation and recreation. A driveway provides off-street parking and leads to an integral garage with electric door. Further benefits include gas central heating and double glazing throughout.





This attractive home combines modern comfort with a desirable location, making it an excellent opportunity for a wide range of buyers.

+ Extras

To include all fitted carpets and floor coverings, blinds, curtains, curtain poles, hob, oven, fridge/freezer, dishwasher, washing machine and wine fridge.

Please note the garden shed, non-wired video doorbell and the freestanding shelves in the garage are not included.





📍 Location

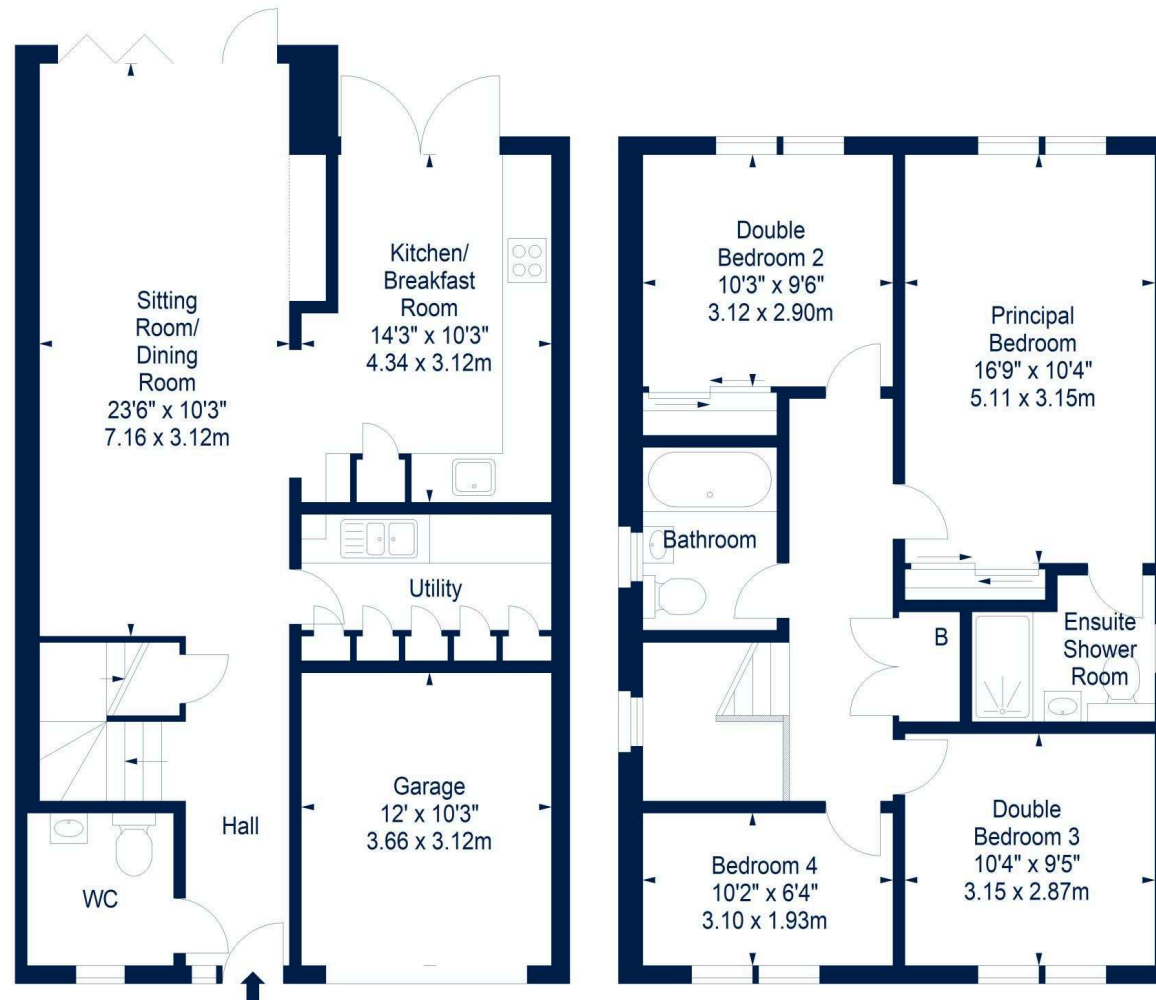
Situated approximately 9 miles outside Edinburgh city centre, at the foot of the picturesque Pentland Hills, Penicuik offers a rural lifestyle with all the advantages of city living. The town centre is home to a selection of stores and independent retailers, including the Storehouse with locally sourced foods, freshly made bread and cosy cafe. The town also offers traditional pubs, cafes and hotel restaurants. Supermarkets include Tesco and Lidl, and Straiton retail park, Asda, Aldi and Costco, along with Ikea are just a short drive or bus trip away. Ideal for families, the town offers a number of play parks, parent and child groups and is served by several primary schools and two high schools. Penicuik is also well placed for excellent independent schools and private childcare options. Residents of Penicuik are spoilt for choice when it comes to sport and fitness facilities, including Ladywood and Penicuik leisure centres, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. Buses run to and from Edinburgh city centre, including express and night services, as well as to the Borders and Musselburgh.





Floor Plan

27 Sycamore Drive, Penicuik, Midlothian, EH26 0FS



Ground Floor

First Floor

House - Approx. Gross Internal Area - 1303 Sq Ft - 121.05 Sq M

Garage - Approx. Gross Internal Area - 123 Sq Ft - 11.43 Sq M

For identification only. Not to scale. © SquareFoot 2026





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