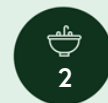




GARDEN STIRLING BURNET

**16 LEMPOCKWELLS**  
PENCAITLAND, TRANENT, EH34 5EW





Offering a sought-after rural lifestyle, this exceptional four-bedroom house is part of an exclusive courtyard development with a peaceful and secluded setting amongst East Lothian's spectacular countryside, just outside the village of Pencaitland. The impressive home is brought to market in move-in condition, with bright and spacious rooms and neutral interiors throughout. It further boasts two reception rooms, a large dining kitchen, and two bathrooms, as well as generous private parking and magnificent gardens with stunning uninterrupted views.

Inside, you are greeted by a naturally-lit porch, which provides a bright introduction to the home. In the dual-aspect living room, expansive dimensions accommodate a fantastic range of comfortable furnishings, whilst French doors extend the space out into the garden. The room is further enhanced by a working open fireplace for cosy evenings. A formal dining room, also with French doors to the garden, provides a second spacious reception area for family meals. The dining kitchen is next door, providing a generous arrangement of wood-toned cabinets and sweeping worksurfaces in stone effect. Multi-coloured splashbacks and seamlessly integrated appliances complete the popular look. An adjacent utility room provides a quiet space for laundry.

## FEATURES

- An exclusive courtyard property
- Offers a rural lifestyle by Pencaitland
- Uninterrupted countryside views
- Naturally-lit entrance porch
- Central hall with generous storage
- Dual-aspect living room with open fire
- Formal dining room with garden access
- Generously appointed dining kitchen
- Utility room with garden access
- Three double bedrooms with wardrobes
- Versatile single bedroom/study
- En-suite shower room with 3pc suite
- 3pc family bathroom with overhead shower
- Beautiful landscaped gardens
- Private driveway and garage with ample parking
- Gas central heating and double glazing





The three double bedrooms (all with fitted wardrobes) and a versatile study/single bedroom are located off a central hall with generous built-in storage. The principal, third, and fourth bedrooms are laid with carpets, whilst bedroom two has wood-textured flooring and over-the-bed wardrobe fixtures. The principal bedroom has the added luxury of an en-suite shower room, whereas the remainder of the home is served by a three-piece family bathroom with an overhead shower and an appealing mix of neutral décor and nautical-themed tile work. Gas central heating and double glazing ensure year-round comfort. Outside, the home has beautiful landscaped gardens to the front, side, and rear, offering lots of space for families. Highly scenic and with countryside views, the gardens incorporate manicured lawns, mature planting, and a vegetable growing plot with four raised beds. A driveway also provides private parking for four cars, in addition to a garage. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, double oven, fridge/freezer, and dishwasher) to be included.







### Pencaitland, East Lothian

Situated in the picturesque heart of East Lothian, Pencaitland is a friendly and popular conservation village located a short drive from Tranent, Haddington, and Gifford. Whilst the village itself boasts a convenience store, a post office, and a pub, nearby Haddington plays host to further amenities, including large supermarkets, a monthly farmers market, and a charming selection of independent shops.

There is a good village primary school in Pencaitland, with senior schools at Haddington and Tranent, and a great choice of independent schools nearby, including Compass in Haddington, Belhaven Hill Prep School in Dunbar, and the renowned Loretto in Musselburgh. Winton Estate is close by and the beautiful countryside is on your doorstep, along with nearby woodland walks as well. The journey into Edinburgh city centre by car is approximately 35 minutes, with the A1, city bypass, central motorway network, and Edinburgh International Airport all readily accessible.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

