



3 TREVELYAN CRESCENT
PENCAITLAND, TRANENT, EH34 5AN

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This two-bedroom semi-detached bungalow is a charming residence in the heart of Pencaitland village, offering bright and spacious accommodation that is well-presented in light hues. The home features a quality dining kitchen and a three-piece wet room, and it boasts secure private parking and a large rear garden that captures an abundance of daily sun. The property is ideal for anyone seeking a quieter pace of life within easy reach of East Lothian's spectacular countryside, whilst also remaining within swift commuting distance of Edinburgh city centre.

Stepping into the home, you are welcomed by a central hall. The spacious living room is on the right, enjoying elegant neutral décor and a recently fitted carpet, which creates a comfortable and inviting aesthetic. A picture window ensures a light-filled ambience, whilst a built-in cupboard and a mirror-backed display cabinet provide useful storage and space for books and ornaments. A handsome fireplace provides the finishing touch, adding a lovely focal point for the arrangement of furniture. From here, a glazed door connects to the dining kitchen, allowing additional light to flow throughout the home. The kitchen has plenty of floorspace for a table and chairs, and it is well-appointed with timber-toned cabinets and complementary worktops.

FEATURES

- A well-presented semi-detached bungalow
- Situated in the village of Pencaitland
- Welcoming entrance hall
- Spacious living room with storage
- Well-appointed dining kitchen with pantry
- Two bright and airy double bedrooms
- Wet room with a three-piece suite
- Easy-to-maintain front and rear gardens
- Private driveway and timber-framed garage
- Gas central heating via a new boiler
- Double-glazed windows





The kitchen also houses room for freestanding appliances, and it provides a pantry cupboard and access to the rear garden. Meanwhile, the two double bedrooms are on the opposite side of the hall, both enjoying a bright and airy ambience. The principal bedroom is to the front with a built-in cupboard, whilst the second bedroom is to the southeast-facing rear, overlooking the garden. Finishing the accommodation is a wet room equipped with a three-piece suite. Gas central heating (via a new boiler) and double glazing ensure year-round comfort.

Externally, the home is flanked by easy-to-maintain gardens to the front and rear, both offering lots of outdoor space. The rear garden further boasts a suntrap, southeast-facing aspect, as well as delightful views over a local green. Ample private parking is also provided via a driveway and a timber-framed garage.

Extras: all fitted floor and window coverings to be included in the sale.







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 on your doorstep and the woodland behind the property offers beautiful walks. 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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HOUSE SALES

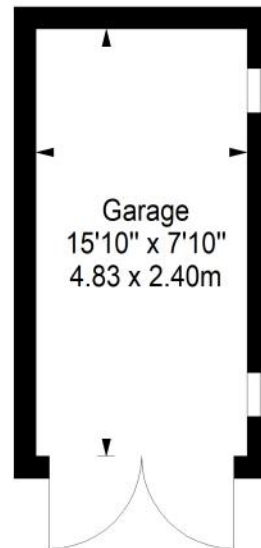
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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.

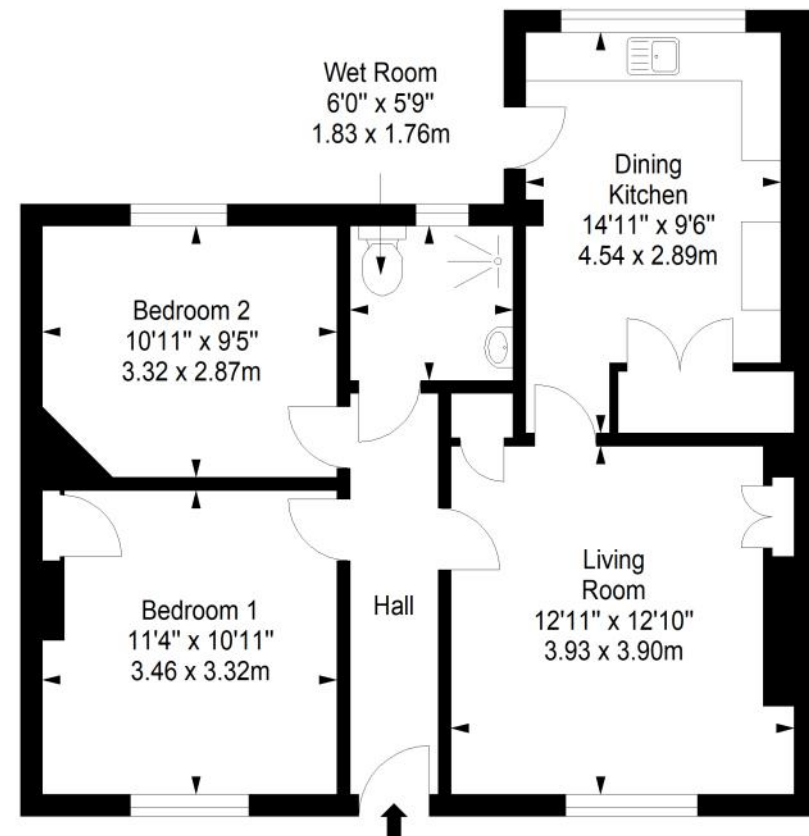
FLOORPLAN



Garage
 Approx. 11.6 sq. metres (124.9 sq. feet)



Ground Floor
 Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 sq. feet)