



**15 Woodhall Road
PENCAITLAND, EH34 5AR**

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"15 Woodhall Road is a charming semi-detached extended villa with beautifully manicured front & rear gardens "

- ENTRANCE HALLWAY
- LIVING ROOM
- DINING KITCHEN
- DINING ROOM / BEDROOM 4
- UTILITY ROOM
- BATHROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- ENSUITE SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- UNRESTRICTED STREET PARKING
- GREAT LOCAL AMENITIES & TRANSPORT LINKS





LOCATION

Pencaitland is a friendly and popular village set within the picturesque East Lothian countryside. Boasting a local shop/petrol station, post office and pub the village offers ideal rural living with a wider variety of amenities available at nearby Haddington and Tranent. There is a highly regarded local primary school, with secondary schooling available at Haddington and Tranent. A great choice of independent schools are also available including Compass in Haddington and the renewed Loretto in Musselburgh. For the commuter, the City Bypass and A1 are readily accessible and offer links to the retail parks at Straiton and Fort Kinnaird, the central motorway network system and Edinburgh International Airport. The location offers an abundance of country pursuits with golf courses, horse riding, Vogrie and Dalkeith Country Parks and plenty of walking routes nearby.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.

EPC RATING

The energy efficiency rating for this property is band C



DESCRIPTION

15 Woodhall Road is a charming and beautifully presented, three bedroom semi-detached villa, situated in the idyllic East Lothian village of Pencaitland. The accommodation, which has been tastefully decorated throughout and is offered in move-in condition, comprises: welcoming entrance hall; bright and spacious living room with dual aspect windows and feature wood burning stove; dual aspect dining room, which could be utilised as double bedroom 4, with access to rear garden; well-equipped dining kitchen with integrated gas hob and electric oven and French doors opening to rear garden; useful utility room; contemporary bathroom with shower over bath; carpeted stair to upper landing with Velux window and cupboard off; well proportioned double bedroom 1 with dual aspect windows, built-in wardrobe, eaves storage and ensuite shower room with mains operated shower and Velux window; double bedroom 2 with built-in wardrobes and double bedroom 3 / home office.

Further benefits include: gas central heating; double glazing; manicured front garden with mature shrubs and side access through to enclosed rear garden with raised deck area and artificial lawn; good local amenities and great transport links.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 111.6 m² ... 1201 ft²

All measurements are approximate and for display purposes only.

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