










Offers Over

**£445,000**

## 43 The Green

Pencaitland | EH34 5HE

A fantastic opportunity has arisen to purchase this impressive, detached villa with extensive private gardens, driveway and double garage nestled in the prosperous village of Pencaitland, close to local amenities and excellent commuting links.

-  5 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - G



## Description

The accommodation would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; welcoming hallway with WC, light and airy reception room with fireplace and door accessing rear garden, spacious kitchen/dining with a range of base and wall mounted units, contrasting worktops and tiling splashback, bright dining room currently being used as an office, good sized second family room with direct access to rear garden and useful utility room.

Finally, the upstairs accommodation comprises; spacious upper landing with storage, generously proportioned principal bedroom with fabulous walk-in wardrobe and en-suite shower room, four further good sized bedrooms – two of them with fitted wardrobes, and family bathroom with three piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, dishwasher, washing machine and tumble dryer.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is mainly laid to lawn with a patio area and mature trees, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking for multiple vehicles leading to double garage with up and over doors.

## Viewing

By appointment through Neilsons 0131 625 2222.

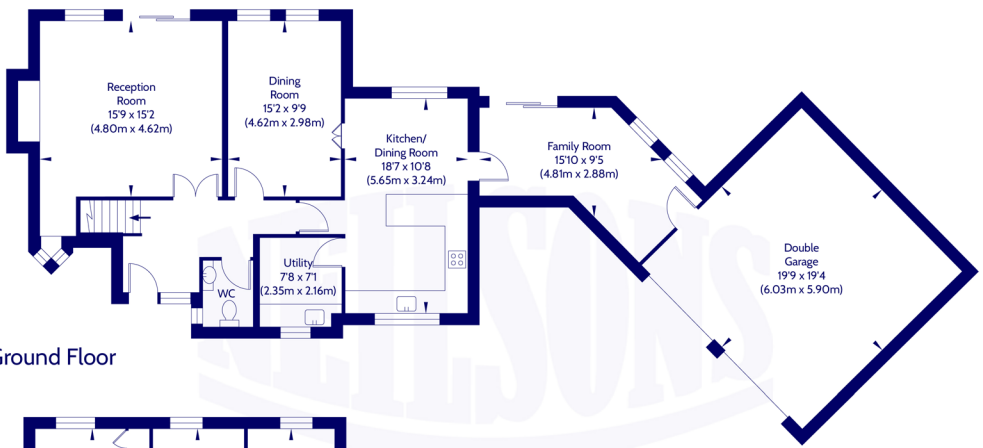




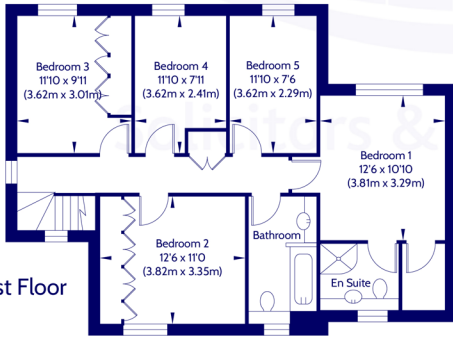
## Location

Pencaitland is a prosperous village nestled in the unspoilt East Lothian countryside, only 12 miles from the heart of the capital. The quaint village has developed around the Tyne Water, with a 16th century bridge still linking the two sides. The village itself offers a primary school, church, pub and basic shopping. The surrounding countryside offers ideal walking, cycling and horseback trails and Pencaitland Park is the perfect place for picnics. Haddington is only 5 miles away and offers extensive shopping and amenities, including a range of shops and super markets, banks, cafés, pubs, restaurants, galleries, hardware shops, garages, a state-of-the-art library, primary and secondary schools, some further education and sports clubs. The village offers regular bus services to Edinburgh and 30-minute car journey will take you to the city centre. Pencaitland is an ideal location for picture perfect country living, but still within easy reach of Edinburgh.





Ground Floor



First Floor

Approx. Internal Area 168.78 Sq M / 1817 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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