



11 The Glebe
Pencaitland
EH34 5EZ

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Exceptionally spacious detached property on a good sized plot offering a great opportunity for a lovely family home. The property benefits from a flexible layout comprising of: vestibule leading to inner hallway; living room with feature fireplace; fully fitted kitchen with integrated appliances and space for dining area; utility room with space for appliances eg. washing machine, dishwasher, fridge etc; shower room; large dining area; sitting room/bedroom with sliding door to private garden; two spacious upstairs bedrooms with ample storage space; family bathroom. The property also benefits from an integrated garage, gas central heating, double glazing, enclosed front garden and well tended secluded private garden to rear.

Property Features

Private garden

Integral garage

Gas central heating

Double glazing

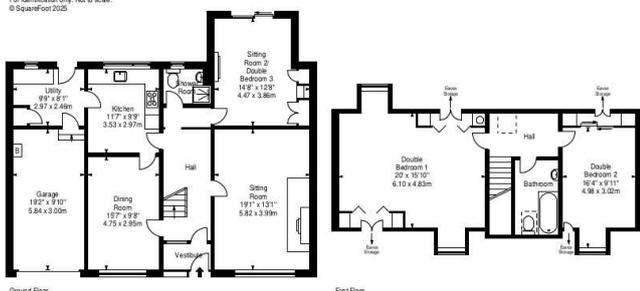






Pencaitland is an attractive rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, post office and a pub and there are excellent walks in the area. There is a good village primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh. A Tesco supermarket is available in Haddington some 10 minutes away by car and there is also a supermarket in Tranent. There is easy access to the City Centre some 40 minutes away, the City Bypass and Edinburgh International Airport.

The Glebe, EH34 5EZ
 SquareFoot
 Approx. Gross Internal Area
 1869 Sq Ft - 173.26 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2020



Extras

All fitted floor coverings, window coverings, light fittings integrated kitchen appliances, washing machine, and dryer will be included in the sale.

AS Anderson Strathern

Find out more

0131 270 7777

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Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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