



10 Pearlstane Steading, North Elphinstone Farm  
TRANENT | EH33 2QX

  
**warners**  
solicitors & estate agents



## 10 Pearlstane Steading, North Elphinstone Farm

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A seldom available opportunity has arisen to acquire this beautifully presented three bedroom home forming part of a beautiful steading conversion, situated between Tranent and Elphinstone in East Lothian.

This charming property has been tastefully decorated throughout, and offers well-planned and flexible accommodation over two levels. The well-sized living/dining room and kitchen form a fantastic open plan space that is flooded with natural light, ideal for relaxing with family or entertaining guests. The kitchen area offers a great amount of cupboard storage, and a WC completes the accommodation on the ground level.

The principal bedroom is of an excellent size and benefits from a stylish ensuite with shower, as well as a good amount of built in wardrobe storage. The two further bedrooms on this level are both well-sized doubles which also offer built-in wardrobe storage. Either of these rooms has the potential to be employed as an ideal home office, study or gym, giving the property a good amount of flexibility. A contemporary family bathroom completes the accommodation internally.

Offering immense appeal to those looking for a family home within commuting distance of Scotland's capital, viewing is essential to appreciate everything that this stunning property has to offer.

- Beautiful three-bedroom steading conversion
- Fantastic location
- Private rear garden
- Open plan kitchen/living/dining room
- Principal bedroom with ensuite
- Two further double bedrooms
- Double glazing and Gas central heating
- Bathroom
- WC
- Residents parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

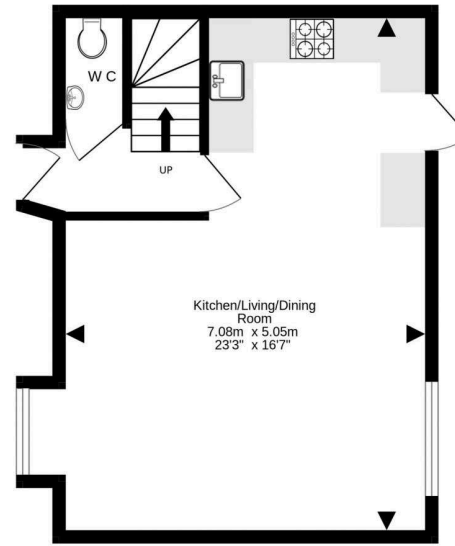


The subjects are located in the thriving East Lothian town of Tranent, which lies within easy commuting distance of Edinburgh. The local area now boasts all manner of light industry, and consequently a wide range of services and amenities have been created. Shops, banking, building society and postal services are available. Schooling is well represented from nursery to senior level. Surrounded as it is by open countryside and located close to some of East Lothian's best golf courses and beaches, this prime location will undoubtedly appeal to a wide cross section of the public. An efficient public transport network is on hand, which operates to many parts of East Lothian, to Edinburgh and further afield. The city bypass and main motorway networks are also within easy reach.

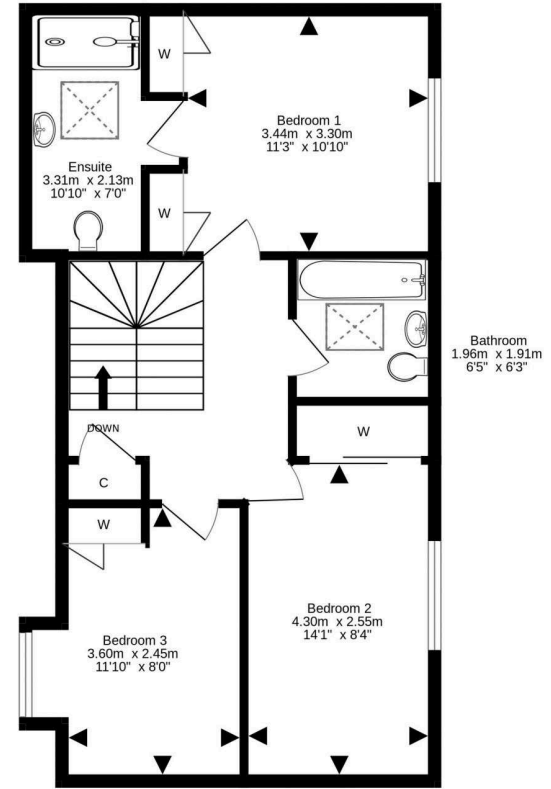
EPC Rating C.

Extras: To be sold as seen. No warranties will be given for the appliances.





Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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