



Old Huntlaw Cottage, Huntlaw Cottages
PENCAITLAND | TRANENT | EH34 5EU



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Enjoying a picturesque setting in the breath-taking countryside just outside of Pencaitland, this large family home, set in delightful garden grounds, delivers peaceful country living with easy city access. This unique property boasts all the features of a traditional country cottage together with flexible accommodation, including two light filled sun rooms. The interiors flow seamlessly with rustic period features and the property further boasts double glazing, and biomass heating system that supplies heating and hot water (provided and maintained at a discounted rate from Huntlaw Farm).

- Semi detached farm cottage
- Flexible accommodation to four bedrooms
- Light filled family room
- Living/dining room
- Fitted kitchen
- Utility room
- Shower room/WC
- Two further sun rooms/conservatory which can be utilised in a number of ways
- Double glazing
- Biomass heating system that supplies heating and hot water
- Large gardens to front side and rear
- Driveway
- Garage

EPC Rating F

Extras include the fridge, dishwasher, oven, hob, all blinds, curtains. Other items of furniture may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Pencaitland is a highly regarded East Lothian village which lies well within commuting distance of Edinburgh. Situated close to some of East Lothian's finest open countryside, the area is ideal for those enjoying outdoor pursuits, including walking, golf and horse riding. The village is divided into two parts, Wester Pencaitland and Easter Pencaitland by the River Tyne. A single stone bridge dating back to the 16th Century joins the two halves. This small village boasts shops to cater for everyday needs, in addition to a primary school, inn, church and a post office. For a more comprehensive range of amenities the larger towns of Haddington and Tranent are both easily accessible. An efficient public transport network operates throughout the village, throughout East Lothian and further afield. The city bypass and main motorway networks are also within easy reach.



