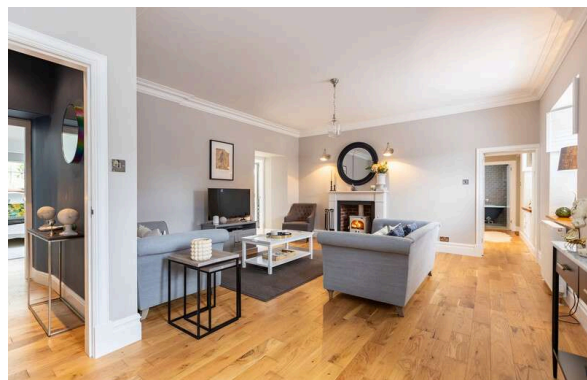




2 The Cross
PENCAITLAND | EH34 5DA


warners
solicitors & estate agents



2 The Cross

PENCAITLAND | EH34 5DA

Beautifully presented three bedroom semi detached cottage, set upon a generous plot, with large driveway and gardens to the side and rear, located in the picturesque village of Pencaitland in East Lothian, well within commuting distance of Edinburgh.

The property has been fully renovated and extended by the current owners and is in true walk in condition. The property comprises a bright and spacious kitchen/dining room with a sky light and patio doors leading into the stunning garden. The fully fitted kitchen currently comprises a Stoves Range with gas hob and oven, fridge/freezer, dishwasher and dining area. There is a spacious living room with an elegant wood burning stove and fireplace giving a focal point to the room. There are also three well-proportioned bedrooms with the master benefitting from built in wardrobes. The Hall provides a storage cupboard and a utility room with a tumble dryer. The stylish bathroom completes the accommodation with double waterfall shower over the bath. The property also benefits from a fully floored attic.

Externally there is a large welcoming driveway, and beautiful side and rear landscaped gardens made up of a patio, lawn, shed and apple trees. Early viewing is highly recommended to appreciate this stunning home inside and out.

- Entrance vestibule
- Spacious living room with wood burning stove
- Fully fitted Kitchen/diner with patio doors
- Three well proportioned bedrooms
- Stylish bathroom
- Fully floored attic
- Large Driveway
- Generous side and rear gardens with apple trees, a patio, lawn and shed
- Gas central heating and double glazing

Extras included in the sale are all blinds, shutters, dishwasher and washing machine. The cooker is available by separate negotiation. Please note the canopy above the French doors will not be included in the sale.

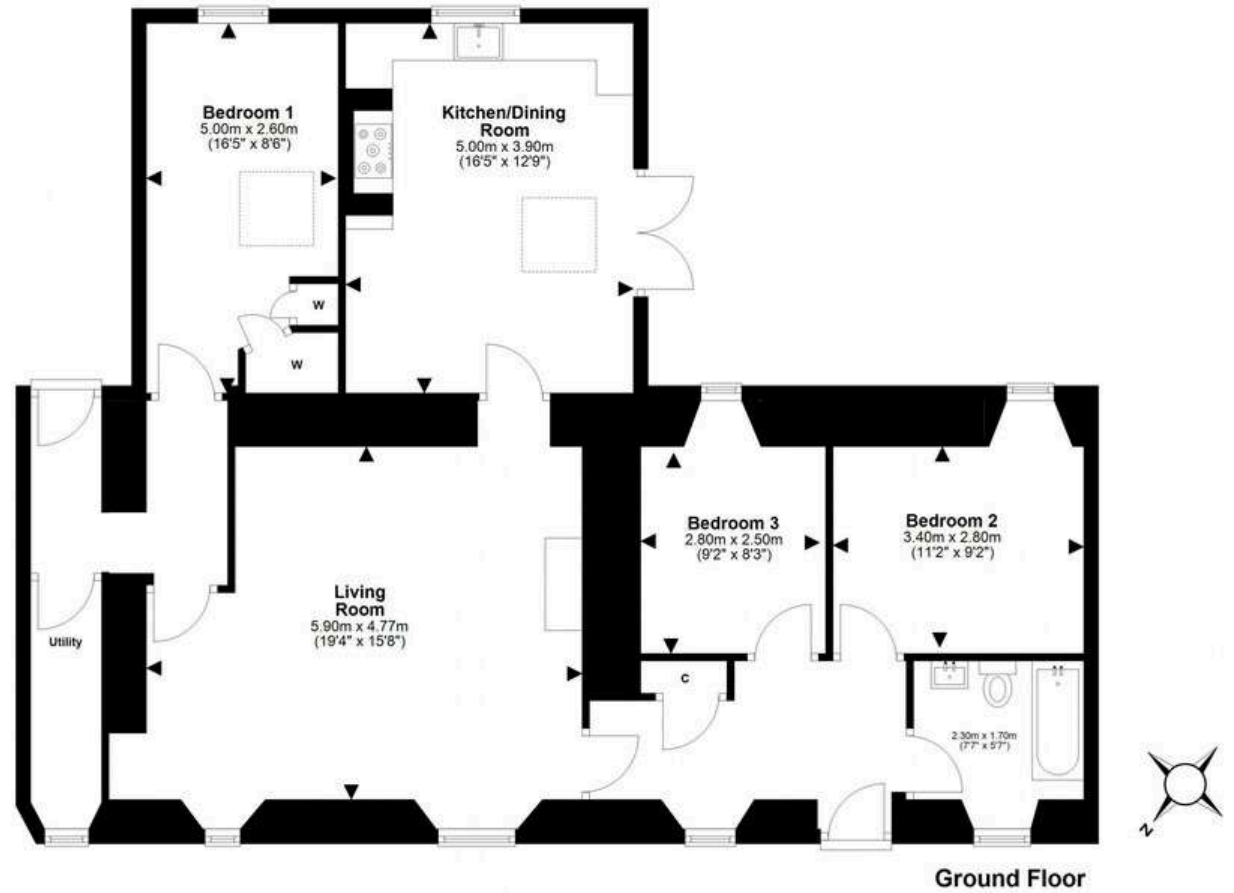
EPC rating C. Council Tax Band D.

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 a number of shops to cater for everyday needs, in addition to a primary school, inn, church, post office, cafe, restaurant and florist. 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.





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