



19 Vinefields
TRANENT | EH34 5HD


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An exciting opportunity has arisen to acquire this well presented four-bedroom detached modern family home in the popular East Lothian village of Pencaitland which lies well within commuting distance of Edinburgh.

The property has great potential and would make an ideal family home in a an extremely sought after area with excellent amenities. Downstairs comprises a fully fitted kitchen that currently comprises a dining area, gas hob, oven and fan, fridge/freezer and dish washer, a utility room with washing machine, pantry, boiler cupboard and gives access outside. Also downstairs is a dining room, spacious living room and a conservatory. Upstairs there are four bedrooms, all with built in storage and the master with a new ensuite shower room.

Completing the accommodation is a further wet room with a shower and a heated towel rail. The property also benefits from a floored attic, large driveway, double garage with attic, and front and rear gardens made up of a lawn, flower beds and a patio.

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





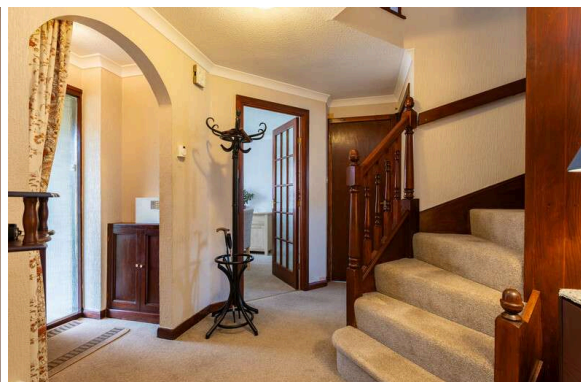
- Four bedroom detached home
- Spacious living room
- Fitted Kitchen and utility room
- Dining room and conservatory
- Four Bedrooms, Master bedroom with en-suite shower room
- Floored Attic
- Family Wetroom with shower
- Private gardens to the front and rear
- Private driveway & double garage
- Gas central heating & double glazing

All fixtures and white goods will be included in the sale of the property while items of furniture can be available with separate negotiation.

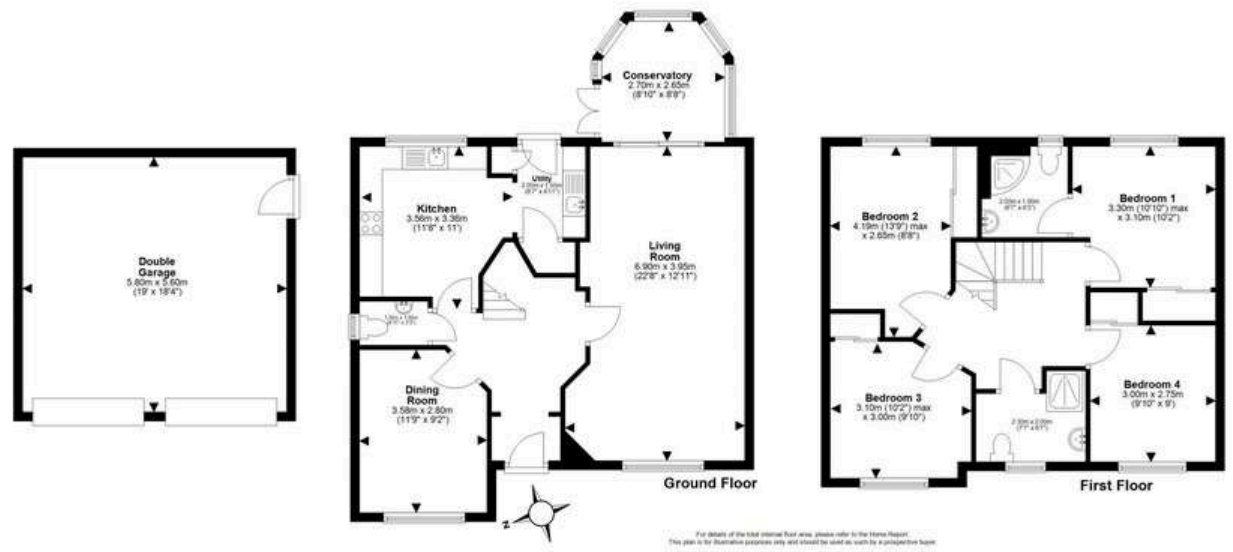
EPC Rating C.



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 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.







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