



4 Tyneholm Cottages
PENCAITLAND | EH34 5AD



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A rare opportunity has arisen to acquire this particularly charming and characterful three-bedroom extended stone-built end-terraced cottage, quietly nestled in the heart of the picturesque East Lothian village of Pencaitland. This traditional property, presented in excellent decorative order, offers a delightful blend of period charm and modern living, making it an ideal home for families, professional couples, or downsizers seeking more space in a peaceful yet well-connected setting.

Internally, the accommodation is flexible in layout and lends itself to a range of living configurations to suit the needs of modern living. To the front of the property, bedroom two features an elegant fireplace and could easily serve as an additional sitting room or cosy snug.

The modern, well-appointed kitchen is equipped with integrated appliances and a combination of sleek wall and base units. The living room is a highlight of the home-bright and welcoming, with panoramic views over the open fields and direct access to the garden through glazed doors. Upstairs, a generous principal bedroom enjoys a stunning bay window framing idyllic views, along with excellent eaves storage.

- Charming extended three-bedroom end-terraced stone-built cottage.
- Beautiful countryside views towards the 17th-century Pencaitland Parish Church.
- Front-facing double bedroom with feature fireplace (optional second reception room).
- Second downstairs bedroom with en-suite shower room and direct garden access.
- Study ideal as a home office or playroom.
- Contemporary family bathroom with three-piece suite and shower over bath.
- Generous upstairs principal bedroom with bay window and excellent eaves storage.
- Attic storage and utility storage space.
- Freshly painted garage with laminate flooring.

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

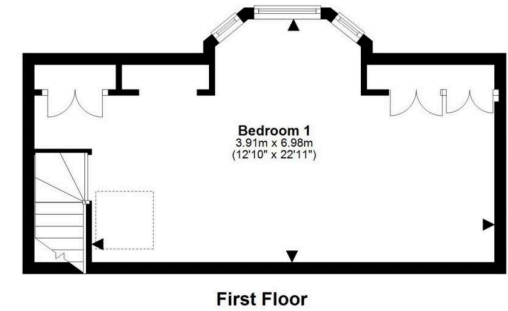
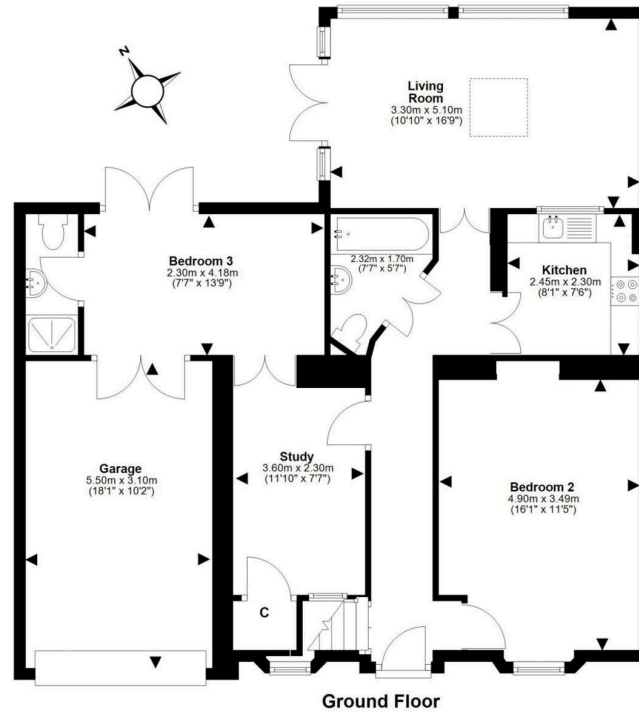


Pencaitland is a highly regarded East Lothian village which lies well within commuting distance of Edinburgh. Situated close to some of East Lothian's finest open countryside, the area is ideal for those enjoying outdoor pursuits, including walking, golf and horse riding. The village is divided into 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 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.

EPC D, Council tax D, There is no factor associated with this property. Property can be sold as seen with all fixtures and fittings included in the sale.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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