



8 Trevelyan Crescent
PENCAITLAND | EH34 5AN


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solicitors & estate agents



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Warners are delighted to present this charming semi-detached bungalow, set within the popular village of Pencaitland.

This delightful home offers spacious and versatile accommodation, making it ideal for a range of buyers. On the ground floor, the property features a welcoming living room, a bright and functional kitchen with a separate utility room, two well-proportioned double bedrooms and a family bathroom with bath and separate shower.

Externally, the property benefits from a summer house, providing a flexible space that could be used as a home office, studio, or simply a relaxing retreat. The exceptionally large corner plot which has a front and side garden also boasts a south facing rear garden, largely laid to lawn for easy maintenance and has 2 patio seating areas, with ample space for home extensions (subject to planning) or enjoying the leafy outlooks.

Pencaitland itself offers a lovely village atmosphere and property in the village is highly sought after. The village offers a range of local shops and amenities catering for day-to-day needs. A wider range of shopping and service amenities, can be found in the nearby charming town of Haddington (6 miles away) or Tranent (4.2 miles away).

- Four spacious bedrooms
- Bright living room
- Flexible summer house
- Modern kitchen & utility
- Popular village location Close to Tranent & Haddington amenities
- Large south facing rear garden, along with spacious front and side gardens

Council Tax Band C and Energy Rating C

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 (15.4 miles away). Situated close to some of East Lothian's finest open countryside and beaches, 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 several shops to cater for everyday needs, in addition to an excellent rated nursey and primary school, church, restaurant, caf , post office and children's parks. The vibrant village community offers a wide range of activities from sports to social gatherings happening on a regular basis. An efficient and regular public transport network operates throughout the village, with regular buses running directly into Edinburgh's city centre. The city bypass and main motorway networks are also within easy reach. Distance to Waverly train station (15.5 miles away) and around a 30-minute drive to Edinburgh airport.

All kitchen appliances, white goods, and fittings are included in the sale, except for the light fittings in the living room, and study. Additionally, one freestanding wardrobe, a fold out day bed, a small corner unit, are also included. The summer house, not including its indoor furniture, outdoor garden furniture, and tools are also included, except for two rattan seats, a table, and an outdoor rug.





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.

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