



COULTERS[©]

1 DOVECOT WAY

PENCAITLAND, EAST LoTHIAN, EH34 5HA

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A bright and generously proportioned four bedroom family home, peacefully tucked away in a sought after cul-de-sac in the charming East Lothian village of Pencaitland.

Enjoying a delightful leafy outlook, this well-presented property offers both front and rear gardens, a double garage with electric door, lighting and electricity supply, and parking for two vehicles.

KEY FEATURES



Detached family home in desirable position



Four double bedrooms



Private front and rear gardens



Double garage and parking for two cars



Walking distance of all local amenities



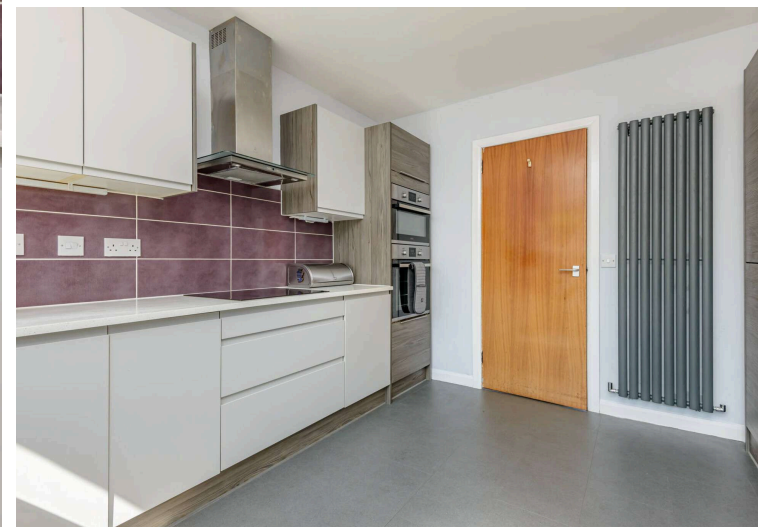
Leafy outlook



EPC Rating - C



Council Tax Band - F



The accommodation comprises a welcoming entrance hallway, a spacious open-plan sitting and dining room with a feature open fireplace, and a contemporary, fully equipped kitchen complete with an induction hob, double oven, integrated washing machine, dishwasher, and discreet bin storage. The kitchen also provides direct access to the rear garden. There are two double bedrooms, a family bathroom and a convenient ground floor WC which completes the lower level.

Upstairs, there are two further well-proportioned double bedrooms, one of which benefits from access to a versatile attic room, offering excellent potential for conversion (subject to gaining the necessary permissions).

In addition to the private outdoor space, residents also enjoy access to communal garden grounds located at the end of the cul-de-sac, ideal for families and a strong sense of community living.





THE LOCAL AREA

Pencaitland is a desirable rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, post office and a pub and there are a range of beautiful countryside walks in the area.

There is a popular village nursery and primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh.

Haddington is only 10 minutes by car and offers an excellent choice of grocery stores, cafe/restaurants, leisure centre, and more.

The house is only 35 minutes from Edinburgh City Centre which can be easily accessed via the nearby A1 or by train which the nearest station in Longniddry is approximately 10 minutes by car.



EXTRAS

All fixtures and fittings, integrated appliances, fitted window coverings, fitted floor coverings and light fittings.

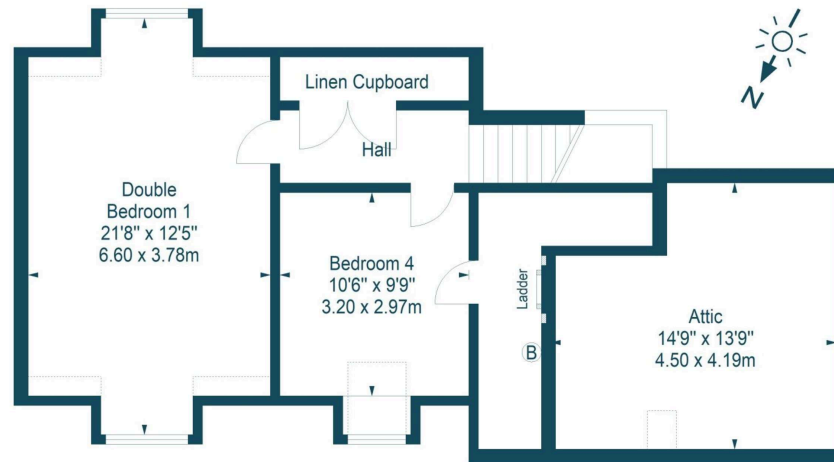
HOME REPORT VALUATION: £0



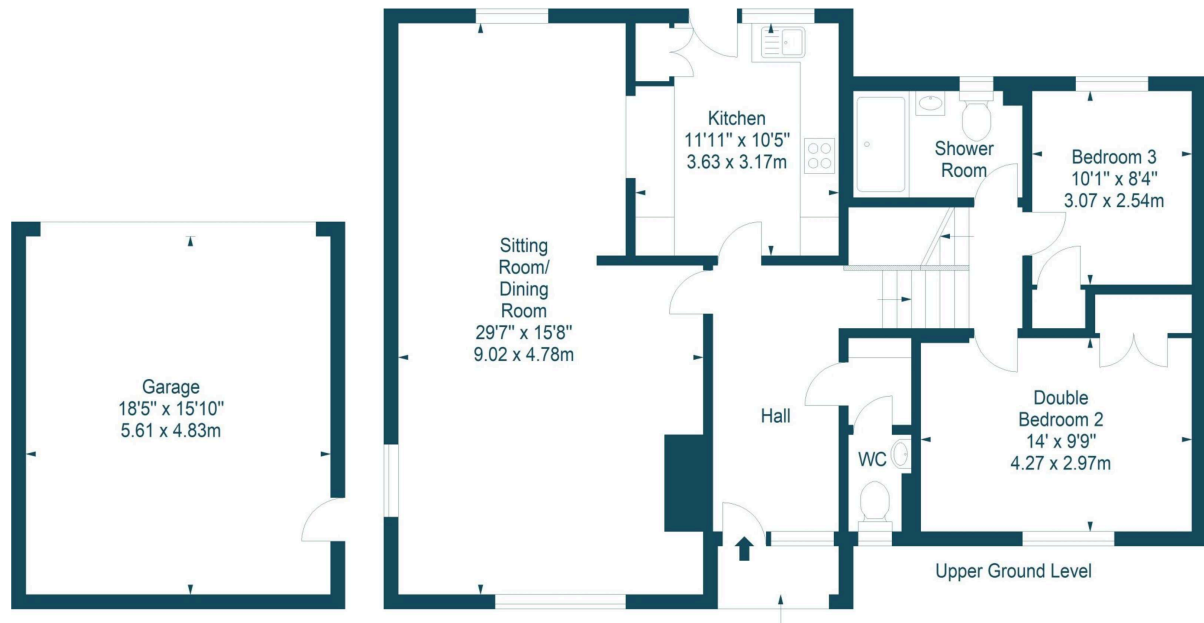
Dovecot Way,
Pencaitland,
Tranent,
East Lothian, EH34 5HA



Approx. Gross Internal Area
1764 Sq Ft - 163.88 Sq M
(including Attic)
Garage
Approx. Gross Internal Area
291 Sq Ft - 27.03 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Ground Floor

Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.