


COULTERS<sup>©</sup>

# 26 PRINGLES PLACE

PENCAITLAND, EAST LoTHIAN, EH34 5BT

 5 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

A beautifully presented five bedroom family home situated within an exclusive modern development on the peaceful edge of the sought-after village of Pencaitland, offering the ideal blend of countryside charm and contemporary family living.

This modern and spacious property offers well-designed accommodation ideal for family living, complete with a double garage and private driveway.

## KEY FEATURES



Detached family home



Five bedrooms, two with ensuite



Private enclosed south facing garden to the rear



Double garage and double driveway



Walking distance of all local amenities



Idyllic countryside setting



EPC Rating - B



Council Tax Band - G



The ground floor features a welcoming entrance hall with under-stair storage and a separate WC. At the heart of the home is an impressive open-plan kitchen, dining, and family room with direct access to the enclosed rear south facing garden. The stylish kitchen boasts a breakfast bar, five-ring gas hob, eye-level double oven, and generous wall and base units for storage. A separate utility room provides additional functionality and includes internal access to the garage. To the front of the property, a bright and airy sitting room with a bay window offers a peaceful retreat.

Upstairs, the principal bedroom enjoys the luxury of an en-suite bathroom complete with a three-piece suite and separate shower. Double bedroom 2 also benefits from an en-suite shower room. There are three further well-proportioned bedrooms and a contemporary family bathroom completes the upper floor.







## 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, pub/restaurant, cafe 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. There is also a direct bus from Pencaitland to Edinburgh.



## EXTRAS

All fixtures and fittings, integrated appliances, fitted window coverings, fitted floor coverings and light fittings are included in the sale price.

**HOME REPORT VALUATION: £500,000**



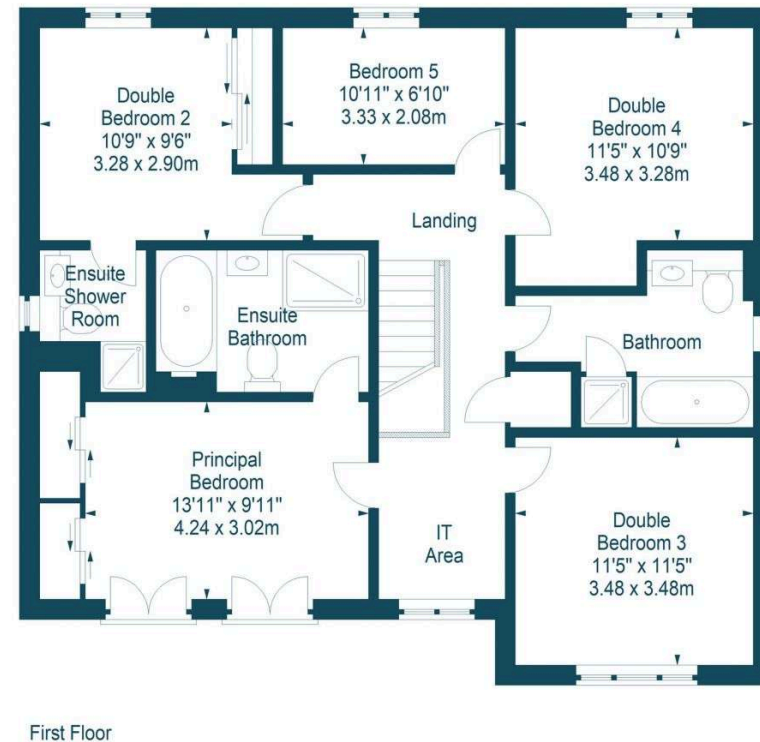
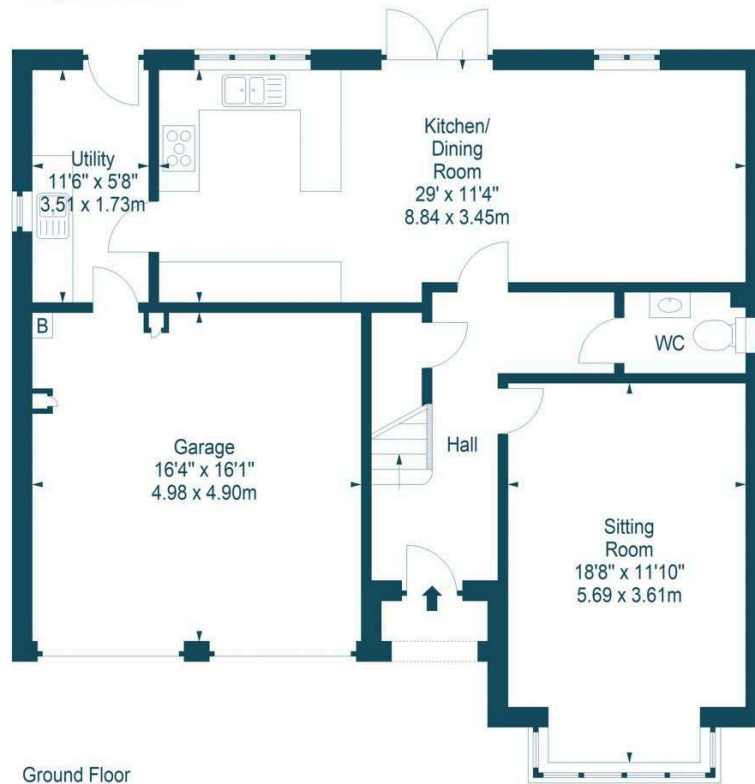




Pringles Place,  
Pencaitland,  
Tranent,  
East Lothian, EH34 5BT



Approx. Gross Internal Area  
2084 Sq Ft - 193.60 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



## GET IN TOUCH



[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.