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42 BOGGS HOLDINGS

PENCAITLAND, EAST LOTHIAN, EH34 5BJ

5 BED 2 BATH 2 PUBLIC

TAKE A LOOK INSIDE

Set within the attractive rural surroundings of Pencaitland, 42 Boggs Holdings is a well presented detached bungalow conveniently located for access to the surrounding East Lothian countryside, excellent local amenities and Edinburgh.

The property offers bright and flexible family accommodation with the additional benefit of generous private gardens and ample driveway parking.

The well proportioned accommodation, arranged over one level, comprises a welcoming vestibule leading into a central hallway; a bright and spacious sitting/dining room with ample space for both comfortable seating and dining, together with access to the garden; and a kitchen/breakfast room fitted with a good range of units and appliances, providing excellent space for everyday family living.

KEY FEATURES

- Well presented detached bungalow
- Five bedrooms, one with Jack and Jill ensuite bathroom
- Delightful, generously proportioned private gardens
- Detached double garage and ample driveway parking
- Ideally located close to local amenities and transport links
- Versatile outbuilding, currently used as an office
- EPC Rating - E
- Council Tax Band - F

The principal bedroom benefits from a Jack and Jill en-suite bathroom, with four further bedrooms and a study providing flexibility for family, guests or home working. A separate modern shower room and useful utility room complete the main accommodation.

The property is further complemented by a detached double garage and a substantial outbuilding, providing excellent additional space and flexibility. A large office offers a dedicated home-working environment, while a second office, WC and store provide further useful space for a range of purposes. The outbuilding and detached double garage are currently held on a separate title and will be combined with the main property upon sale.

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, a 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.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, gas hob, double oven, microwave, fridge, freezer, dishwasher and the washing machine are included in the sales price. The storage units in the garage are available by separate negotiation.

HOME REPORT VALUATION: £675,000

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Boggs Holdings,
Pencaitland,
Tranent,
East Lothian, EH34 5BJ

SquareFoot

Approx. Gross Internal Area
1817 Sq Ft - 168.80 Sq M
Out Buildings
Approx. Gross Internal Area
973 Sq Ft - 90.39 Sq M
For identification only. Not to scale.
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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.