



GARDEN STIRLING BURNET

**5 VINEFIELDS, PENCAITLAND,**  
TRANENT, EH34 5HD



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Set within a leafy and well-established residential development in the desirable village of Pencaitland, this detached family home offers generous, flexible accommodation that will appeal to growing families, multigenerational households, and commuting professionals alike. Enjoying a peaceful setting and attractive surroundings, the property features comfortable, well-proportioned interiors, complemented by excellent outdoor space and extensive private parking. The village setting provides a strong sense of community, while offering easy access to East Lothian's countryside, coastal attractions, and everyday amenities. A central hall creates a welcoming first impression and flows naturally into the principal reception spaces. The southeast-facing dual-aspect living/dining room is finished with plush carpeting and attractive press shelving. It opens directly to the garden via patio doors, making it ideal for both everyday relaxation and summer entertaining. A spacious formal dining room overlooks the front garden and provides an elegant setting for family meals and gatherings. The well-appointed breakfasting kitchen features fitted units, quality worktops, tiled flooring and downlighters, along with excellent storage and direct garden access. Adding valuable versatility, the ground floor also includes a generous double bedroom with an en-suite wet room, perfect for guests or older relatives.

## FEATURES

- Detached house in Pencaitland
- Part of a leafy, established residential development
- Entrance porch and central hall with stairwell
- Sunny dual-aspect living/dining room with patio door to the garden
- Spacious, carpeted formal dining room
- Guest double bedroom with an en-suite wet room
- Well-appointed breakfasting kitchen with under-stair storage cupboard
- Sun-facing main bedroom with a mirrored built-in wardrobe and an en-suite
- Three more comfortable bedrooms (two with wardrobes)
- Bathroom with overhead shower
- Private lawned gardens with outdoor seating space
- Multi-vehicle driveway and double garage parking
- Gas central heating and double glazing





Upstairs, the sun-facing principal bedroom benefits from mirrored built-in wardrobes and a contemporary en-suite shower room with vanity storage. Three further comfortable bedrooms provide excellent flexibility for children, hobbies, or study space, two of which include fitted wardrobes, and are supported by a well-appointed family bathroom with overhead shower and vanity storage. Externally, the home is complemented by generous private lawned gardens offering safe play space for children, areas for outdoor dining, and scope for keen gardeners. A multi-vehicle driveway and double garage provide excellent parking and storage. With gas central heating and double glazing throughout, this home is ideal for those seeking space, comfort, and a relaxed village lifestyle within commuting distance of the capital.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.







## Pencaitland, East Lothian

Situated in the picturesque heart of East Lothian, Pencaitland is a friendly and popular conservation village located a short drive from Tranent, Haddington, and Gifford. Whilst the village itself boasts a convenience store, a post office, and a pub, nearby Haddington plays host to further amenities, including large supermarkets, a monthly farmers market, and a charming selection of independent shops.

There is a good village primary school in Pencaitland, with senior schools at Haddington and Tranent, and a great choice of independent schools nearby, including Compass in Haddington, Belhaven Hill Prep School in Dunbar, and the renowned Loretto in Musselburgh. Winton Estate is on your doorstep, and the woodland behind the property offers beautiful walks.

The journey into Edinburgh city centre by car is approximately 35 minutes, with the A1, city bypass, central motorway network, and Edinburgh International Airport all readily accessible.





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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

