

# BRIGADOON

Penston, East Lothian, EH33 2AJ



**GILSON GRAY**  
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# CONTENTS

- 04** **Welcome to Brigadoon**  
A spectacular detached country villa that has a breath-taking rural location and an incredible footprint
- 08** **Floorplan**
- 11** **Entrance vestibule and hall**  
Offering storage and a high finish, which sets the scene for the following accommodation
- 12** **Reception rooms**  
29 square-metre living room, flexible dining room/family/music room and a large, multi-purpose conservatory
- 16** **The kitchen**  
A beautiful kitchen with natural finishes
- 18** **Entertainment rooms**  
The heated indoor pool provides a true spa experience, complete with a hot tub, a sauna, a changing/shower room, and a separate WC. Meanwhile, the lower ground floor is dedicated to entertaining
- 22** **Five bedrooms**  
Large principal suite with a four-piece en-suite bathroom and four additional bedrooms (three with built-in wardrobes)
- 26** **Bathrooms**  
In addition to the en-suite and pool's shower and WC, Brigadoon also has a family bathroom, featuring a three-piece suite
- 28** **Garden & parking**  
A suntrap and wraparound gardens that are professionally landscaped. Furthermore, there is an equipment room, a generator room, a shed, and a garden room, as well as a gated driveway and carport
- 30** **Tranent, East Lothian**  
Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living





# Welcome to BRIGADOON



Welcome to a spectacular detached country villa that has a breath-taking rural location and an incredible footprint, including large reception rooms, five bedrooms, dedicated games rooms, and an indoor swimming pool, sauna, and hot tub.

## GENERAL FEATURES

A spectacular detached country villa with a large plot  
Breath-taking rural location close to Macmerry and Tranent  
High-end interiors with stunning countryside views at every turn  
EPC Rating - F | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance vestibule and naturally-lit hall with built-in storage  
29 square-metre living room with a working open fireplace  
Flexible dining room/family/music room with French doors  
Large, multi-purpose conservatory with a suntrap aspect  
Beautiful kitchen fitted with wood and quartz worktops  
Openly accessed utility room fitted with a quartz worktop  
Landing with practical storage and access to the attic  
Large principal suite with a four-piece en-suite bathroom  
Four additional bedrooms (three with built-in wardrobes)  
Stylish modern family bathroom with a three-piece suite  
43 square-metre snooker room and separate games room  
Luxurious indoor (heated) swimming pool with:  
Hot tub, sauna, changing/shower room, and WC  
Double-height vaulted ceiling and multi-aspect glazing  
Upper viewing area gazing out across the pool

## EXTERIOR FEATURES

Substantial, professionally landscaped, wraparound gardens  
Equipment room, generator room, a shed, and a garden room  
Gated driveway and carport which can both host multiple cars

Brigadoon is a substantial five-bedroom detached country villa with a large plot and a heated indoor swimming pool. This luxury home goes above and beyond expectations, catering to an exclusive market. The interiors are of a high standard throughout, predominantly incorporating neutral decoration and easy-upkeep flooring. It offers space, style, and a host of unique and highly desirable features. Multiple reception areas and games rooms create a sociable environment, while the pool, sauna, and hot tub capture the magic and

serenity of a premium hotel spa. Add an upscale kitchen, convenient bathroom facilities, and extensive storage and you have a home built to impress. Furthermore, the enveloping plot is equally astounding. It boasts secure private parking for several vehicles and scenic wraparound gardens for large-scale summer gatherings. The home is positioned besides open farmland too, offering stunning countryside views at every turn and a picturesque rural lifestyle, moments from the village of Macmerry and the town of Tranent.

# SPECTACULAR

## detached country villa with a large plot



**PROPERTY NAME**

Brigadoon

**LOCATION**

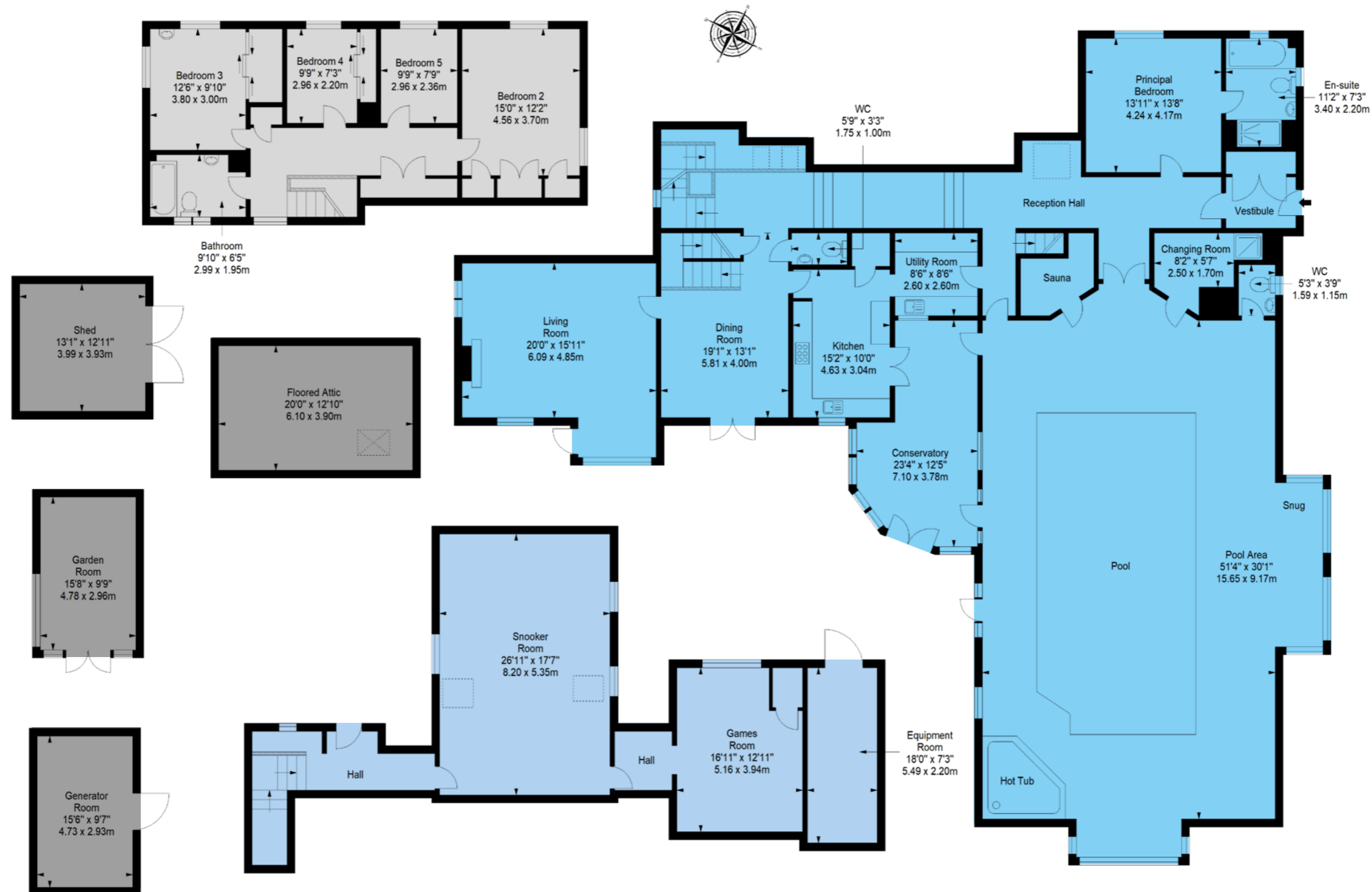
Tranent, EH33 2AJ

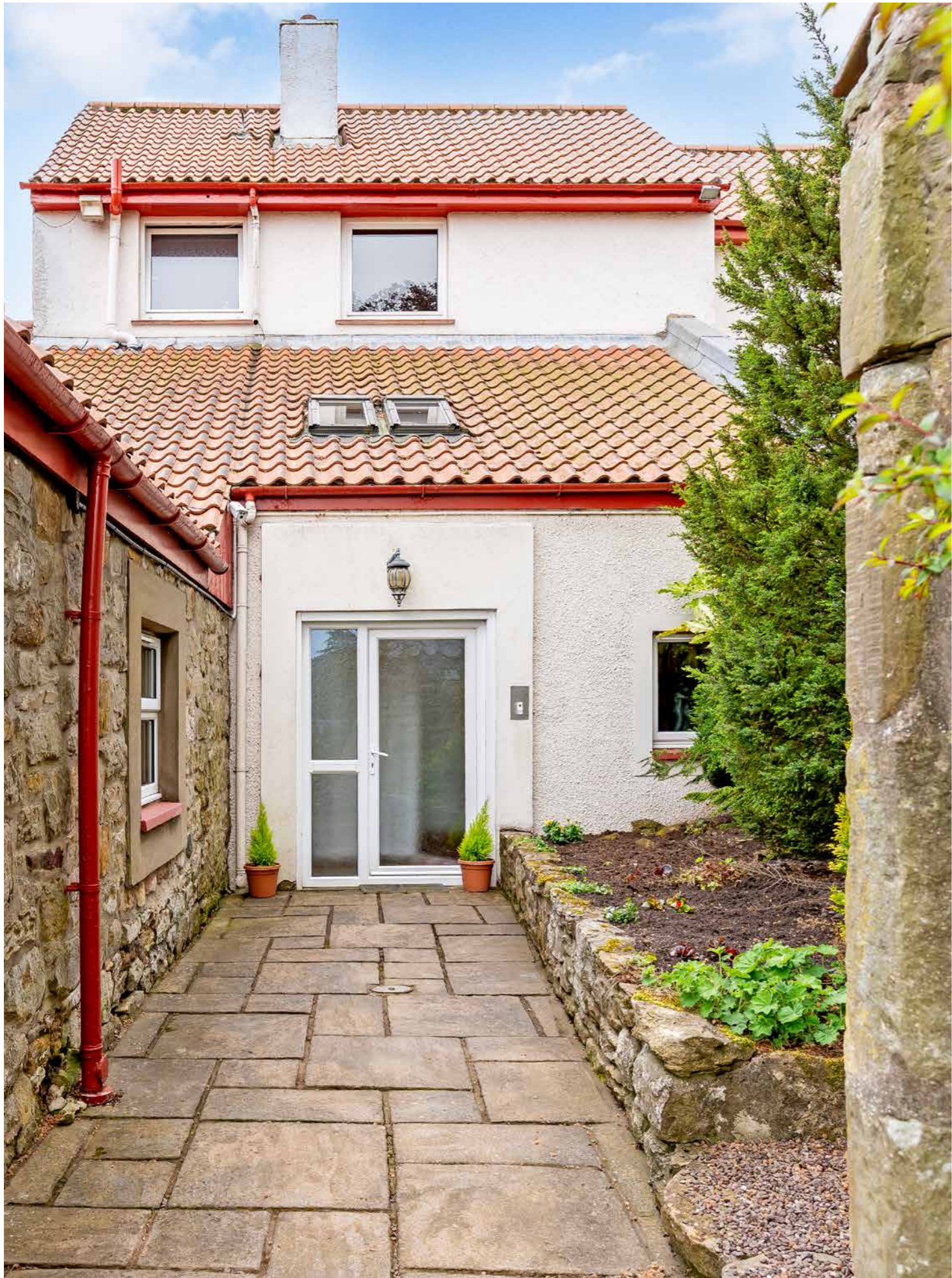
**APPROXIMATE TOTAL AREA:**

551.4 sq. metres (5935.4 sq. feet)

- LOWER GROUND FLOOR
- GROUND FLOOR
- FIRST FLOOR
- EXTERNALS

The floorplan is for illustrative purposes.  
All sizes are approximate.





# A LUXURIOUS FAMILY HOME

Brigadoon begins with a vestibule and naturally-lit hall, offering storage and a high finish, which sets the scene for the following accommodation. It is but a glimpse of this home's prestigious qualities.

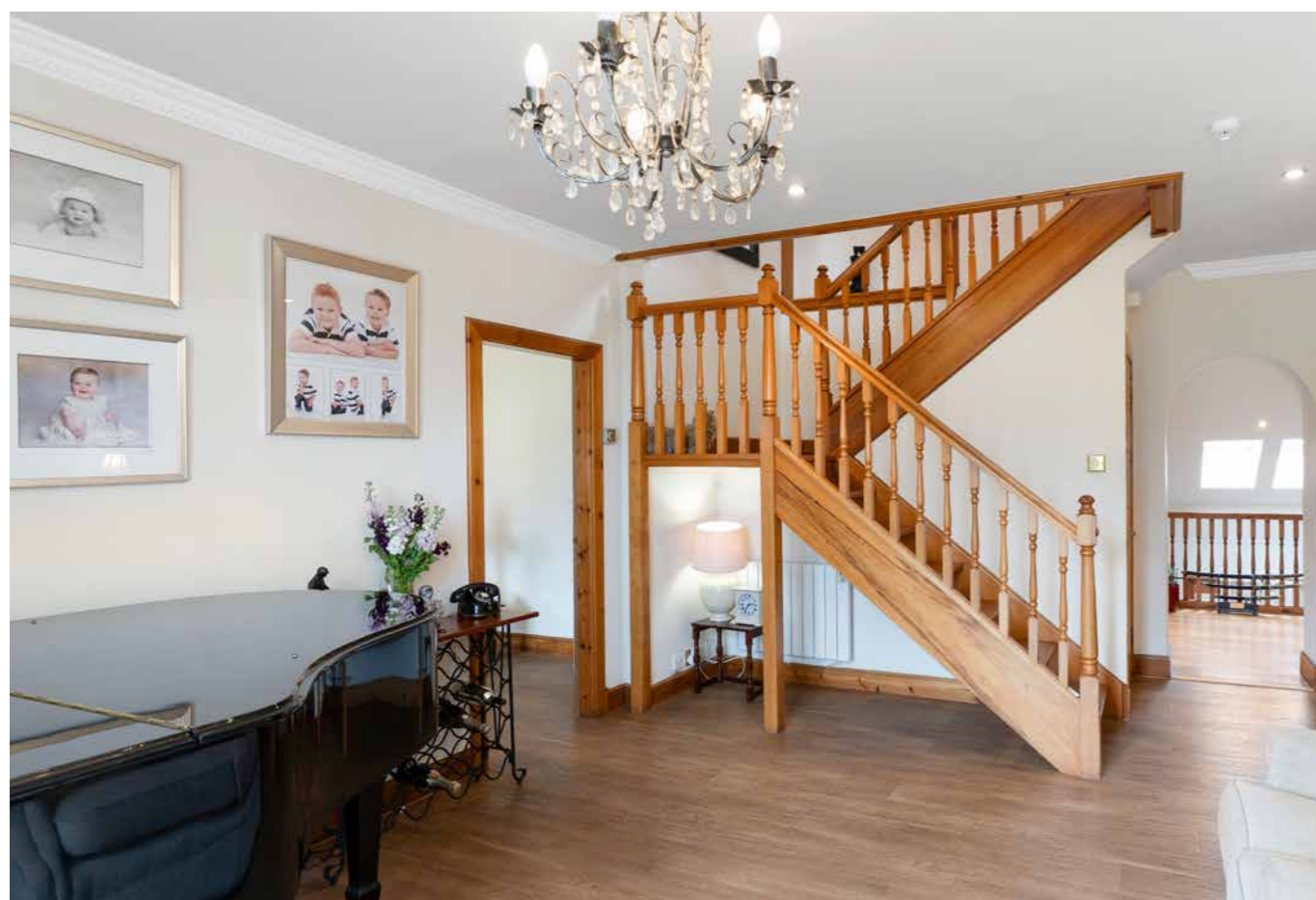


# RECEPTION ROOMS

## 29 square metre, dual-aspect living room

Expanding over 29 square metres, the dual-aspect living room effortlessly balances space and style, its neutral palette beautifully contrasted by the wood finishes. It enjoys feature glazing for added character and a handsome open fireplace which forms another eye-catching focal point. The space also provides direct access to the garden.





## Three reception rooms to bring everyone together

Next door is a second reception area which could be used as a dining room or as a family/music room. It has spacious dimensions and French doors, extending out into the garden for summer soirees. Furthermore, there is a large, multi-purpose conservatory with floorspace for comfy lounge furniture and an 8-person table. It connects to the indoor pool and enjoys a suntrap, southeast-facing aspect with inspiring garden views.



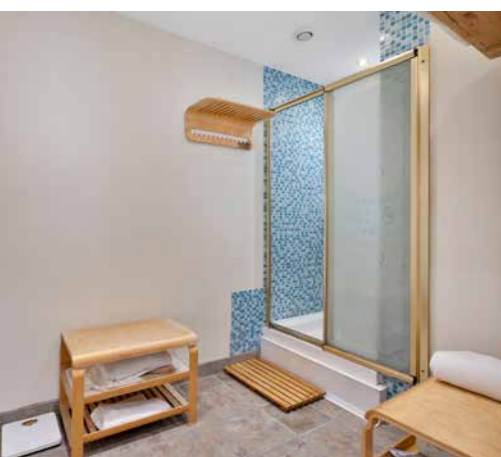
# BEAUTIFUL KITCHEN

and an openly  
accessed utility  
room, both with  
natural finishes

The kitchen features a beautiful combination of cream-coloured cabinetry alongside natural worktops in quartz and hardwood. It is complemented by a Rangemaster electric range cooker, an integrated dishwasher, and a built-in cupboard.

Sat adjacent, a utility room has further cabinet storage and a quartz worksurface as well, providing space for additional freestanding appliances.

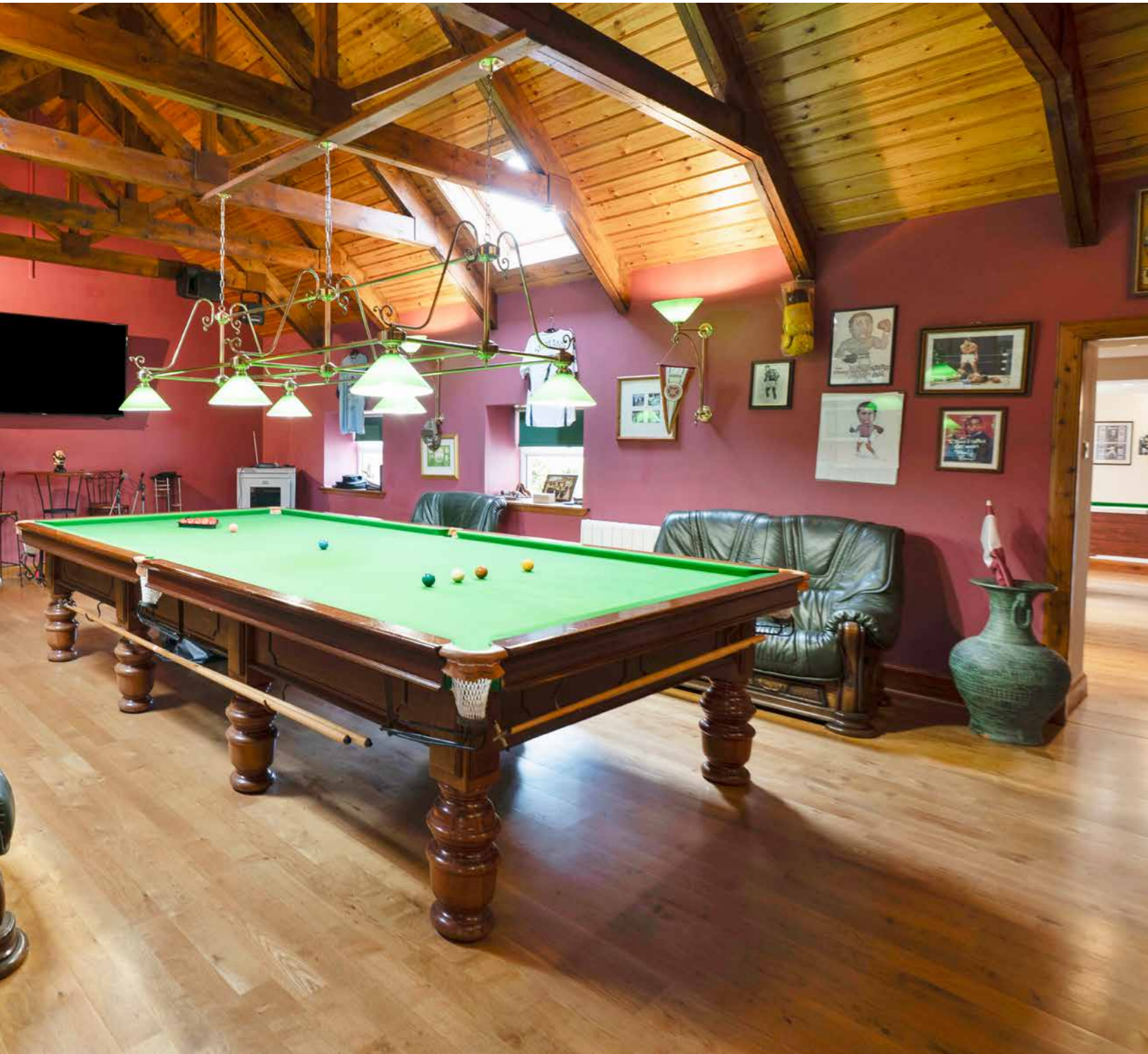




# THE HOME'S CENTREPIECE

A true spa experience

The home's centrepiece is a massive indoor swimming pool with a double-height (vaulted) ceiling and multi-aspect glazing. Nothing short of spectacular, this heated pool provides a true spa experience, complete with a hot tub, a sauna, a changing/shower room, and a separate WC. It also has an upper viewing space offering a wonderful view over the pool and the expert craftsmanship of the timber vaulted ceiling.



It includes a large games room (with storage) and another standout feature: a dedicated snooker room measuring an impressive 43 square metres. Like the swimming pool, a double-height (vaulted) ceiling and dual-aspect windows add to the scale of this exceptional space.



The lower ground floor is dedicated to entertaining family and friends



# LARGE PRINCIPAL SUITE

with a four-piece  
en-suite bathroom

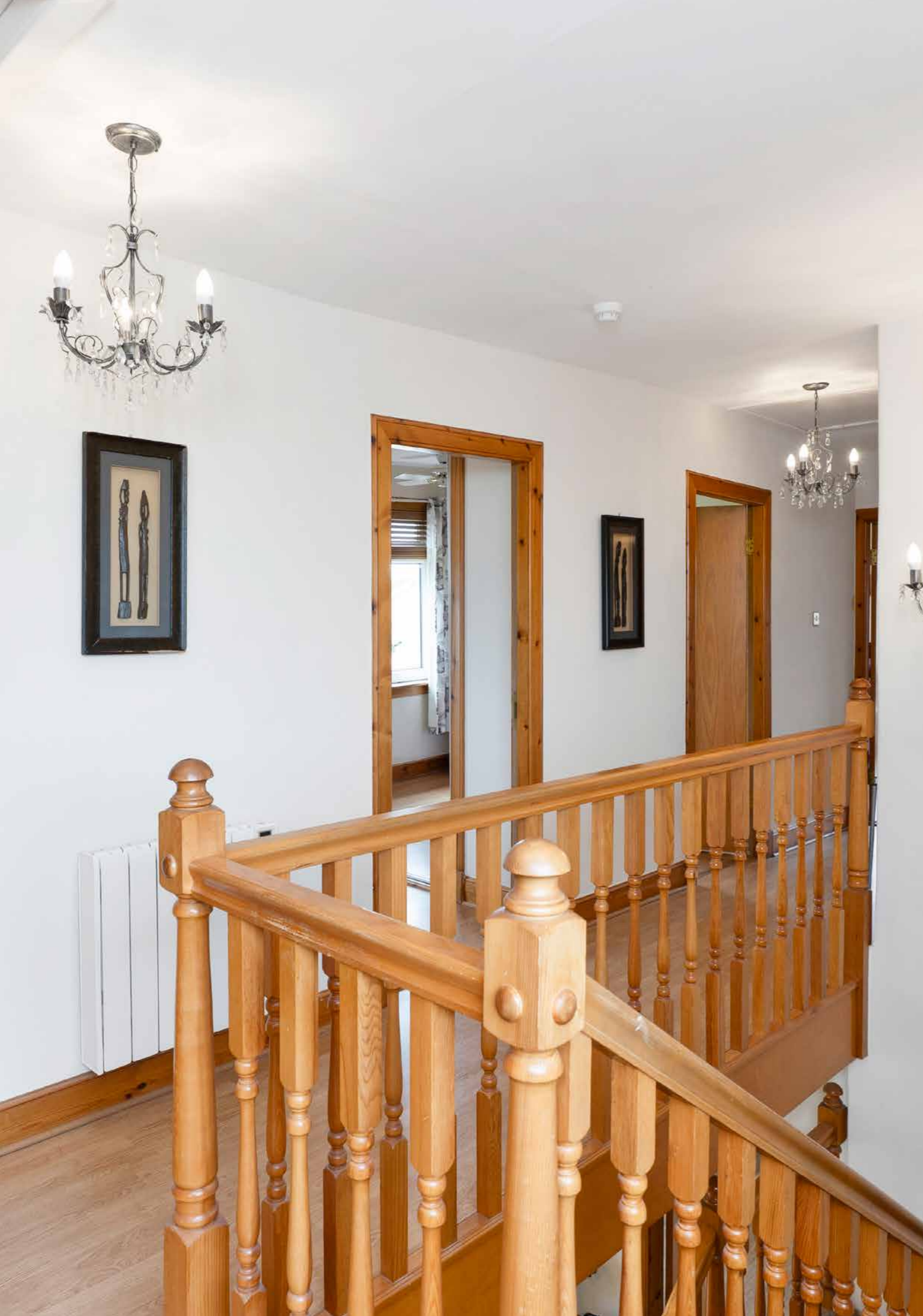
Located on the ground floor, the large principal suite has a prime setting directly opposite the indoor pool – perfect for a quick dip in the morning. It is accompanied by a four-piece en-suite too, which includes a bath and a double-sized shower cubicle.



# FOUR ADDITIONAL BEDROOMS

for families to live and grow

Upstairs, a landing provides practical storage and attic access before connecting to the four remaining bedrooms. These are comprised of two doubles with generous built-in wardrobes and two versatile bedrooms (one also with ample wardrobe storage).



# EXCELLENT BATHROOM FACILITIES

In addition to the en-suite and pool's shower and WC, Brigadoon also has a family bathroom by the first-floor bedrooms. Enjoying a stylish modern aesthetic, it features a three-piece suite and overhead shower.





Brigadoon sits within an enclosed plot which includes suntrap wraparound gardens that are professionally landscaped. It features huge stretches of lawn, mature plants and trees, and charming dining areas. The open countryside backdrop adds to the peace and tranquillity while also ensuring complete privacy.

Furthermore, there is an equipment room, a generator room, a shed, and a garden room, as well as a gated driveway and carport which are both large enough to host multiple vehicles.

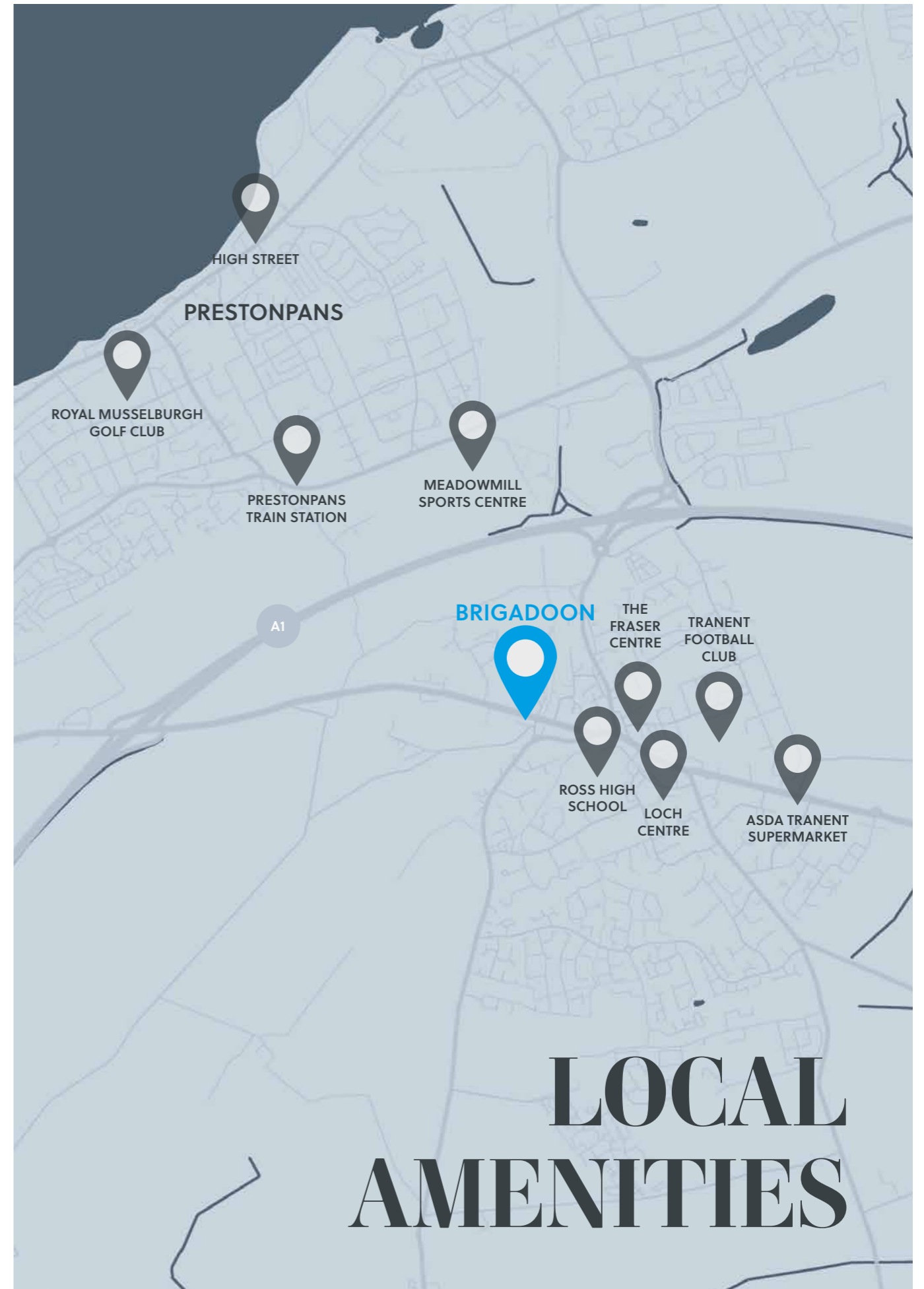
Extras: all fitted floor and window coverings, light fittings, an electric range cooker, an integrated dishwasher, an American-style fridge/freezer, a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# PENSTON, EAST LOTHIAN

Nestled in the scenic East Lothian countryside, the hamlet of Penston lies less than a 10-minute drive from Tranent, which is only 10 miles from Edinburgh city centre, and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library and a dedicated sports and community centre. Located in the heart of Tranent,

the Loch Centre is a sports and swim centre currently undergoing a £5m refurbishment, whilst The Fraser Centre is a community owned entertainment hub with a cinema. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in nearby Musselburgh at Edinburgh College and Queen Margaret University.





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