










Offers Over

£795,000

Oakdene, The Boggs

Pencaitland | East Lothian | EH34 5BA

Exceptional semi-detached family home located close to the desirable East Lothian village of Pencaitland. The property is positioned in a charming rural setting overlooking fields and trees. A particular selling point is that it has a separate annex/Granny flat with its own entrance and access to the garden. The wonderful private garden has a summer house, sauna and hot tub and to the front of the property is a large driveway.

-  6 bedrooms
-  3 public rooms
-  5 bathrooms
-  Stunning private garden
Summer house, hot tub and sauna
-  Driveway
-  EPC Band - C
-  Council Tax Band - D



Description

This superb property is located close to the highly sought after village of Pencaitland and positioned in a charming, peaceful rural setting overlooking fields and trees. The substantial private garden has a summer house with sauna and hot tub and a decked area. The interior has been extensively upgraded and modernised throughout including a fantastic extension to the rear. Quality fixtures and fittings feature throughout the spacious and versatile accommodation. The property is split into two separate homes with the main house and a separate annex/granny flat.

On the ground floor the main house comprises impressive kitchen/sitting/dining room with doors to the garden, utility room also with access to the garden, sitting room, two double bedrooms and a family bathroom. The upper level has the main principal bedroom with en-suite shower room and further double bedroom and additional shower room.

The separate wing of the property also has accommodation over two levels and the ground floor has a lovely open plan kitchen/sitting/dining room with access and overlooking the garden, and a shower room. The upper level has two double bedrooms with Juliet balconies overlooking the garden and a further bathroom.



Gardens & Parking

Externally, the property enjoys a delightful private garden with large lawn area, decked area and a summer house with sauna and hot tub. There are four sheds included in the sale price. To the front is a large driveway.

Extras

Main house – all fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood and dishwasher are included in the sale price. The four sheds, summer house with sauna and hot tub are also included in the sale price.

Separate wing – all fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood and dishwasher are included in the sale price.

Viewing

By appointment through Neilsons 0131 625 2222.





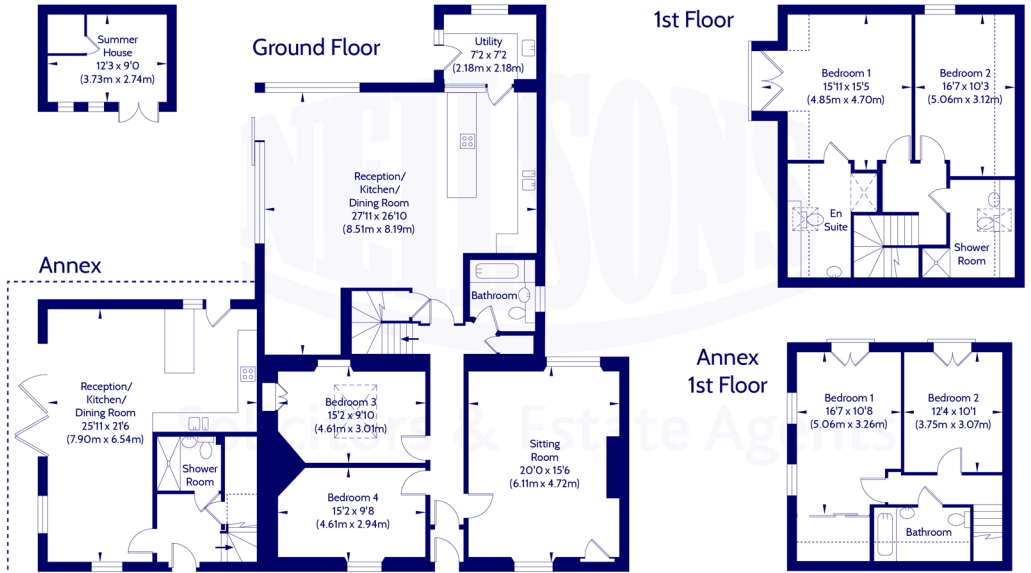
Location

Situated within the peaceful rural hamlet of The Boggs, near the popular village of Pencaitland, this property enjoys an idyllic East Lothian setting surrounded by open countryside and farmland. Pencaitland offers a range of local amenities including a primary school, village shop, café and regular bus services, while the larger towns of Tranent and Haddington provide extensive shopping, leisure and healthcare facilities. Edinburgh city centre is approximately 15 miles away, making the area particularly attractive for commuters seeking a balance between country living and city convenience. Residents can also enjoy easy access to scenic walks, the nearby Glenkinchie Distillery and East Lothian's renowned coastline and golf courses, all within a short drive.





Approx. Gross Internal Floor Area 291 Sq M / 3122 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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