



GARDEN STIRLING BURNET

3 SCHOLAR'S COURT

PENCAITLAND, TRANENT, EH34 5BY



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PROPERTY SUMMARY



Built to a high standard by the well-regarded Barbour Homes, 3 Scholar's Court is a modern four-bedroom detached house quietly positioned in the desirable village of Pencaitland. The property enjoys an excellent setting for families, with Pencaitland Primary School just a five-minute walk away, while the village shop and post office are within easy walking distance. There are also lovely off-road walks directly from the house, extending through woodland to the River Tyne and onwards towards Nisbet, the Winton Estate, Ormiston and New Winton. A new children's playpark and convenient local and school bus stops are also close by. The well-presented accommodation includes an elegant bay-windowed living room, a bright dining/family room with bi-fold doors, and a modern French-doored kitchen with an induction hob and brand-new Bosch double oven. A utility room and WC add practicality. Upstairs, there are four bedrooms, including a principal bedroom with en-suite and storage, together with a four-piece bathroom featuring Duravit fittings throughout.







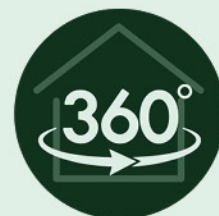
Generous detached home with a garage and a thriving garden

FEATURES

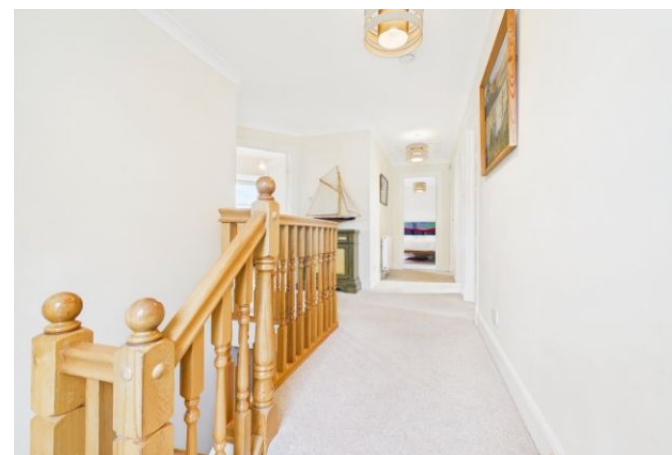
- Modern detached house by Barbour Homes
- Set near excellent walks, play park and bus links
- Inviting hall with WC
- Elegant bay-windowed living room
- Sunny dining/family room with bi-fold door, open to:
- Modern kitchen with induction hob and brand-new Bosch double oven
- Handy utility room
- Landing with storage
- Principal bedroom with en-suite and storage
- Three more bedrooms, two with storage
- Four-piece family bathroom
- Private gardens with seating and established trees
- Monobloc drive and garage parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



Upstairs, four comfortable bedrooms are served by two bathrooms





The fully enclosed south-facing rear garden is a particular highlight, featuring a deck, outdoor seating and a selection of espaliered apple, pear and plum trees, together with a small cherry tree. The property also benefits from a driveway, garage parking, gas central heating and double glazing.

Extras: All fitted floorcoverings, light fittings and integrated 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 convenience stores, a post office, and a pub, nearby Haddington plays host to further amenities, including 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 prestigious independent schools nearby, including The Compass School (primary) in Haddington, Belhaven Hill Prep School in Dunbar, and 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



EPC
RATING

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COUNCIL
TAX BAND

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