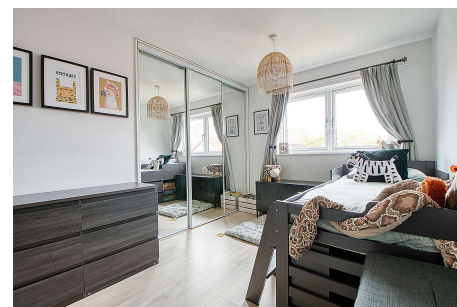
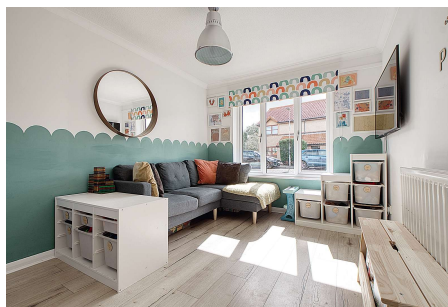
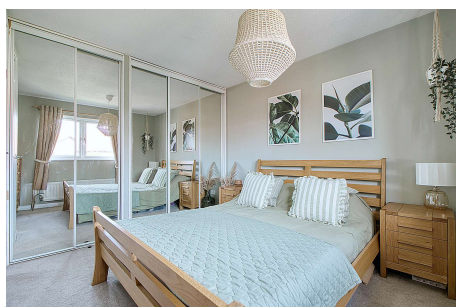


23 Vinefields, Pencaitland, Tranent, EH34 5HD

Set within a modern and highly regarded development in the popular East Lothian village of Pencaitland, this exceptional four-bedroom detached villa offers spacious and versatile accommodation perfectly suited to contemporary family living. Thoughtfully designed and beautifully maintained, the home combines style, comfort, and practicality, all within easy commuting distance of Edinburgh.

Highlights include a generous dual-aspect living/dining room, a versatile second reception space, a sleek and sizeable kitchen with utility room, four well-proportioned bedrooms including a principal en-suite, and a stylish family bathroom.

Externally, the property enjoys a neat front lawn, extensive rear garden laid to lawn and paving for easy maintenance, and the rare benefit of a generous double garage. Modern conveniences such as gas central heating and double glazing further enhance this outstanding home.



Offers Over £375,000

Property

The property is set over two levels and is accessed via a bright and welcoming hallway with a vestibule and a striking spiral staircase leading to the upper floor.

The dual-aspect living/dining room provides an elegant main reception space, bathed in natural light and featuring sliding doors that open directly onto the rear garden, ideal for family gatherings or entertaining.

A second versatile reception room on the ground floor offers excellent flexibility and could serve as a playroom, office, or additional bedroom to suit modern needs. The ground floor also benefits from a convenient WC.

Positioned to the rear, the stylish and spacious kitchen is fitted with an excellent range of base and wall units complemented by ample workspace, creating a practical and inviting cooking and dining environment. From here, there is direct access to a useful utility room and additional storage.

Upstairs, the accommodation comprises four generously sized bedrooms, with the principal bedroom boasting built-in storage and a contemporary en-suite shower room. A second bedroom also benefits from integrated storage, both rooms enjoying pleasant garden views.

The family bathroom is attractively presented, partially tiled, and features a window providing natural light.

Outside

Externally, the property offers excellent outdoor space, featuring a neat lawn to the front and an extensive rear garden designed for low maintenance, with a combination of lawn and paving, perfect for family use or summer entertaining.

A particularly appealing feature is the generous double garage, providing valuable secure parking and storage. Set within the peaceful and sought-after village of Pencaitland, the home offers easy access to local amenities, schools, and the beautiful East Lothian countryside, while Edinburgh remains readily accessible for commuters.

Stunning Four Bedroom Detached Property

Recently Refreshed

Generous Accommodation

Extensive Gardens

Detached Double Garage

Gas Central Heating and Double Glazing

