

2 OLDRAIL CUTTING

PENCAITLAND, TRANENT, EAST LoTHIAN, EH34 5BS

The house sits within an exclusive residential enclave framed by open farmland on the edge of Pencaitland – a charming village prized for its local amenities, idyllic surroundings, and easy access to the coast and Edinburgh.



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— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

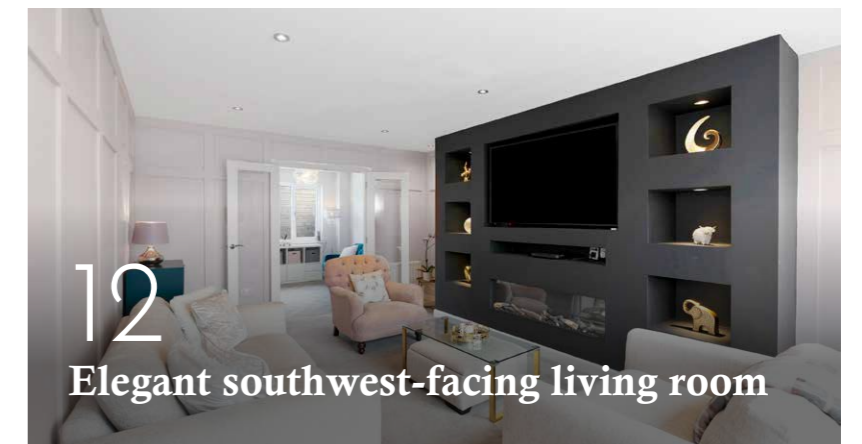
Mark Cullerton



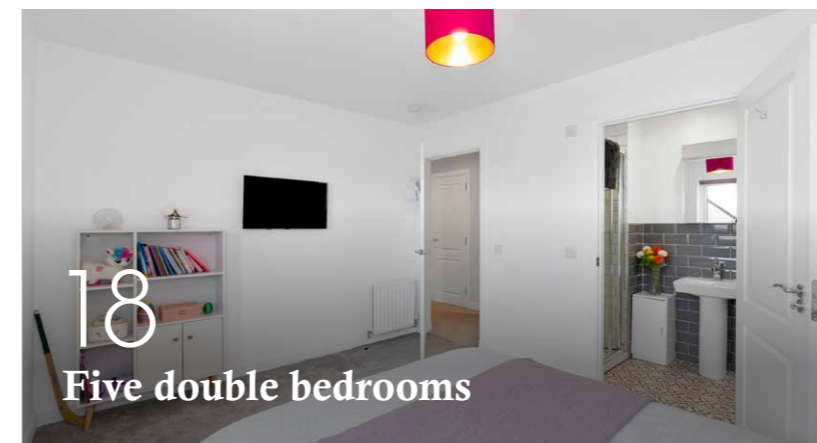
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Welcome to 2 Oldrail Cutting
Impressive five-bedroom detached home in a desirable village setting

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Elegant southwest-facing living room



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Property Name

2 Oldrail Cutting

Location

East Lothian, EH34 5BS

Approximate total area:

177 sq. metres (1905.3sq. feet)

■ - Ground Floor ■ - First Floor ■ - Externals





ffering exceptional contemporary living in a picturesque village setting, this five-bedroom detached house presents beautifully flowing spaces for family life and entertaining, extending to an immaculate, secure garden with a versatile garden room – ideal as a peaceful home office. Multiple bath and shower rooms (two en-suite), a guest WC, and a double garage provide excellent everyday practicality. Situated just a 30-minute commute from Edinburgh, this superior home offers a perfect balance of rural tranquillity and city convenience.

GENERAL FEATURES

- Stunning detached family home in a sought-after village setting
- Corner plot in an exclusive development surrounded by countryside
- Bright, beautifully presented interiors with high-spec finishes
- Energy-efficient home with strong eco credentials
- Easy access to Edinburgh (approx. 30-minute commute)
- Home Report value - £520,000
- EPC Rating - B | Council Tax band - G

ACCOMMODATION FEATURES

- Statement entrance hall with chequered flooring and storage
- Elegant southwest-facing living room with media wall and living-flame fire
- Showstopping open-plan kitchen and dining/family space with garden access
- Light-filled kitchen with premium integrated appliances
- Luxury principal suite with walk-in wardrobe and four-piece en-suite bathroom
- Four further inviting double bedrooms
- Second bedroom with en-suite shower room
- Family bathroom with separate bath and shower
- Ground-floor utility room and guest WC
- Bright galleried landing with a snug area and storage
- Gas central heating, solar panels, and double glazing

EXTERNAL FEATURES

- Immaculate, fully enclosed landscaped garden
- Porcelain-tiled terraces, lawn, and external lighting
- Versatile garden room with light and power
- Multi-vehicle private driveway
- Attached double garage

IMPRESSIVE FIVE-BEDROOM DETACHED HOME



2 Oldrail Cutting

Make a STATEMENT

The naturally lit entrance hall, with monochrome chequered flooring and ample storage, offers an immediate sense of the design-led interiors to follow.



ELEGANT, SUN-FILLED LIVING ROOM

Flooded with afternoon sunlight, the southwest-facing living room provides a refined yet inviting setting, framed by soft, neutral décor, plush carpeting, and elegant wall panelling. A dramatic black media wall, complete with illuminated display alcoves and a living-flame fire, forms a striking focal point, whilst French doors allow for an optional open connection to the kitchen.





IMPRESSIVE

Dining kitchen opening onto the garden



Spanning almost the full width of the ground floor and finished with stylish herringbone flooring, the kitchen and dining/family area forms the heart of the home, offering a standout space for both everyday living and entertaining. It opens effortlessly onto the rear garden via two sets of French doors, creating a seamless indoor-outdoor flow.

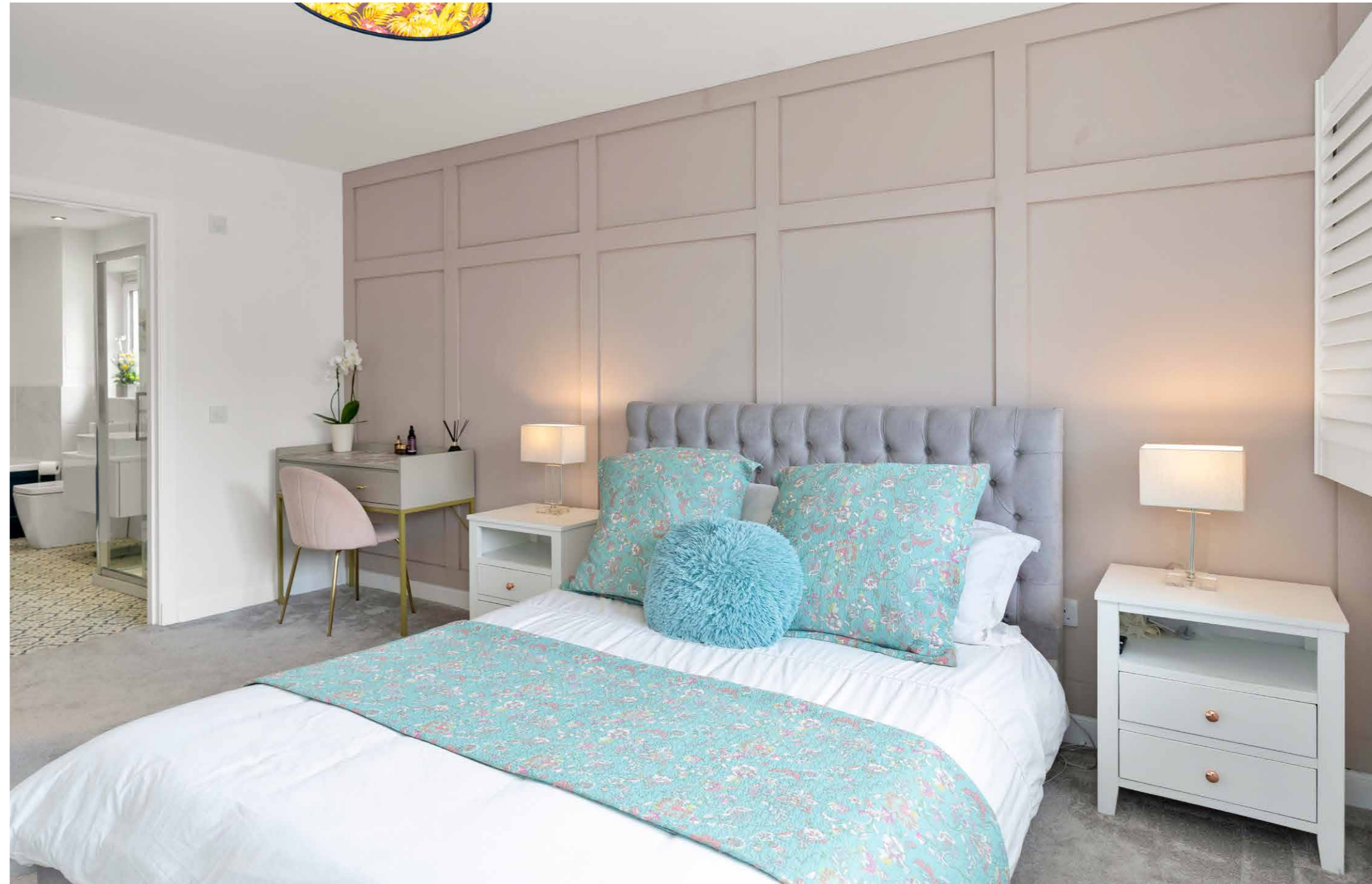
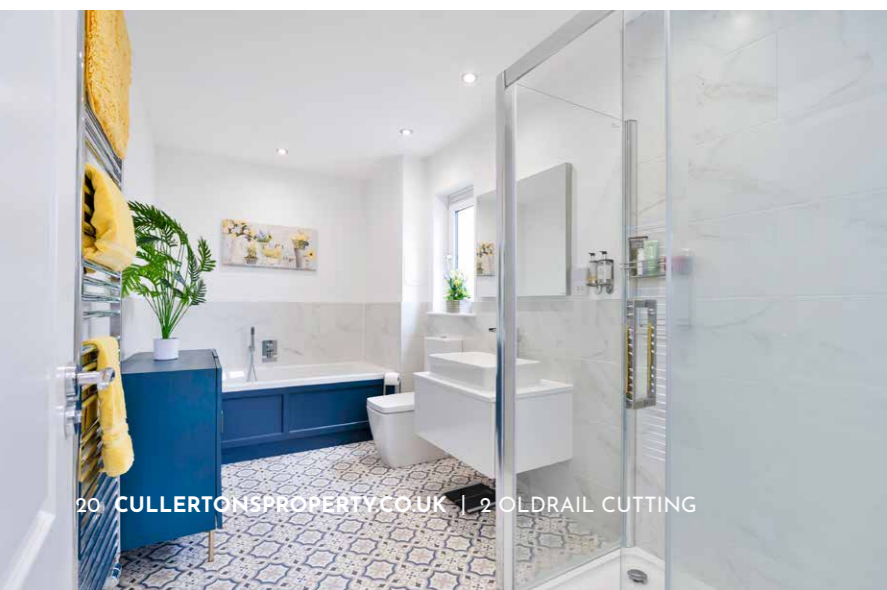
The kitchen's crisp white cabinetry is paired with generous workspace and an eye-catching patterned splashback, whilst integrated AEG appliances include a fridge freezer, dishwasher, double wall oven, and a five-burner gas hob beneath a feature chimney hood. A coordinating utility room, with external access, houses an undercounter washing machine and tumble dryer.

THE BEDROOMS



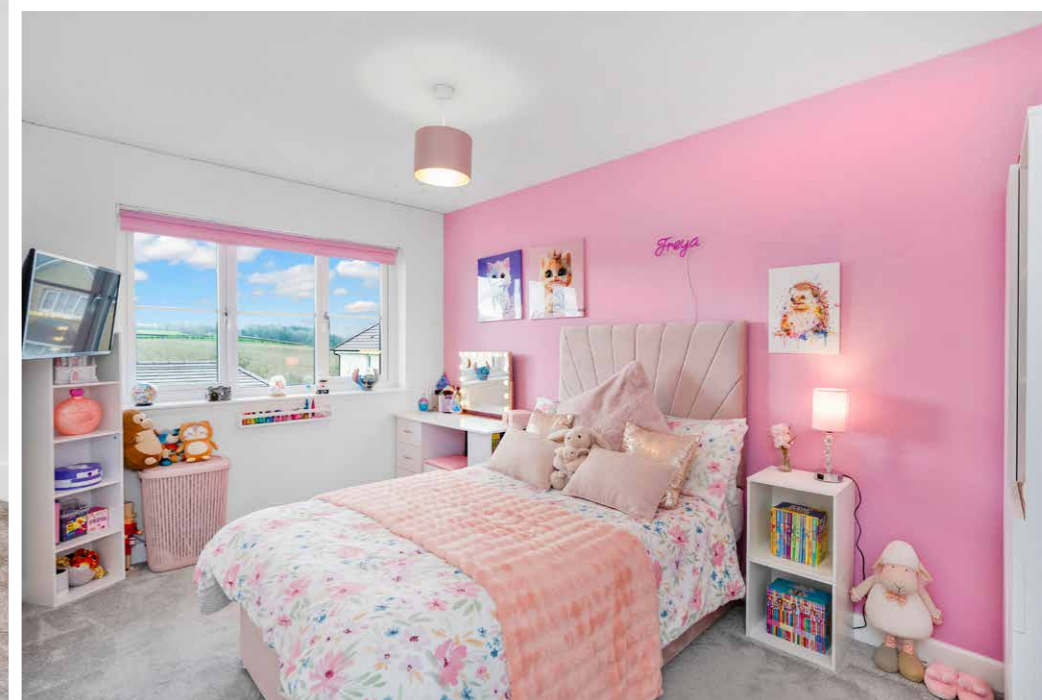
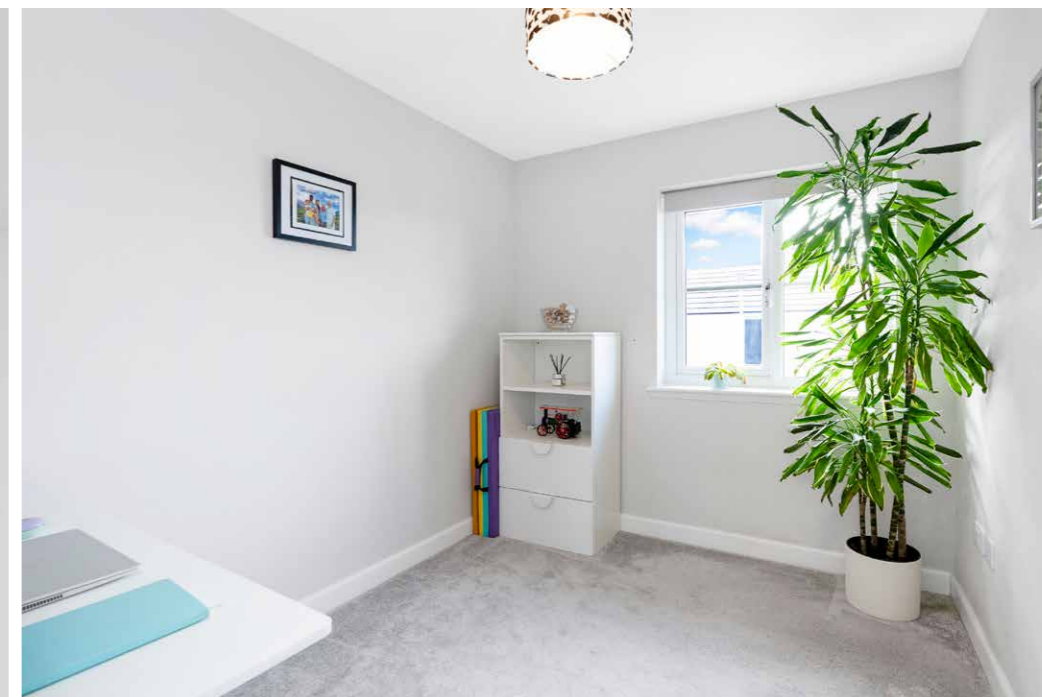
A LUXURY PRINCIPAL SUITE

Beautifully appointed



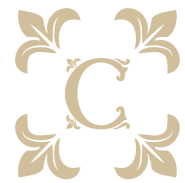
The principal suite offers a tranquil retreat, with a spacious bedroom illuminated by a southerly-facing window with plantation shutters and enhanced by decorative wall panelling. A walk-in wardrobe provides excellent storage, whilst a beautifully appointed en-suite includes a bath and separate rainfall shower.

FOUR FURTHER BEDROOMS



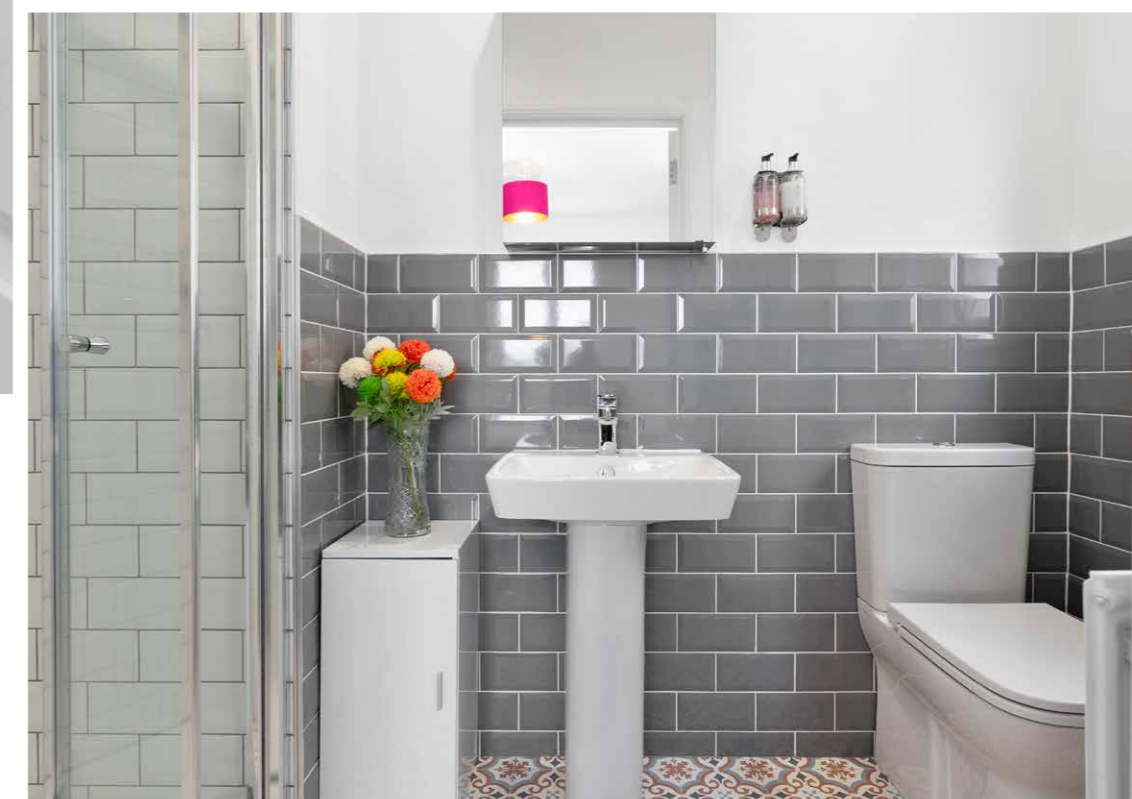
*Generous and flexible accommodation
for family and guests*

Four further double bedrooms provide generous and flexible accommodation for family and guests. All bedrooms are located on the first floor, accessed via a galleried landing with built-in storage and a bright snug area. Soft carpeting flows through the stairs, landing, and bedrooms.



THE BATHROOMS

Practical conveniences



A second bedroom benefits from a stylishly tiled en-suite shower room, whilst the family bathroom features a bath and separate rainfall shower, framed by a bold contemporary palette. An attractively decorated ground-floor WC, located off the utility room, is ideal for guest use.

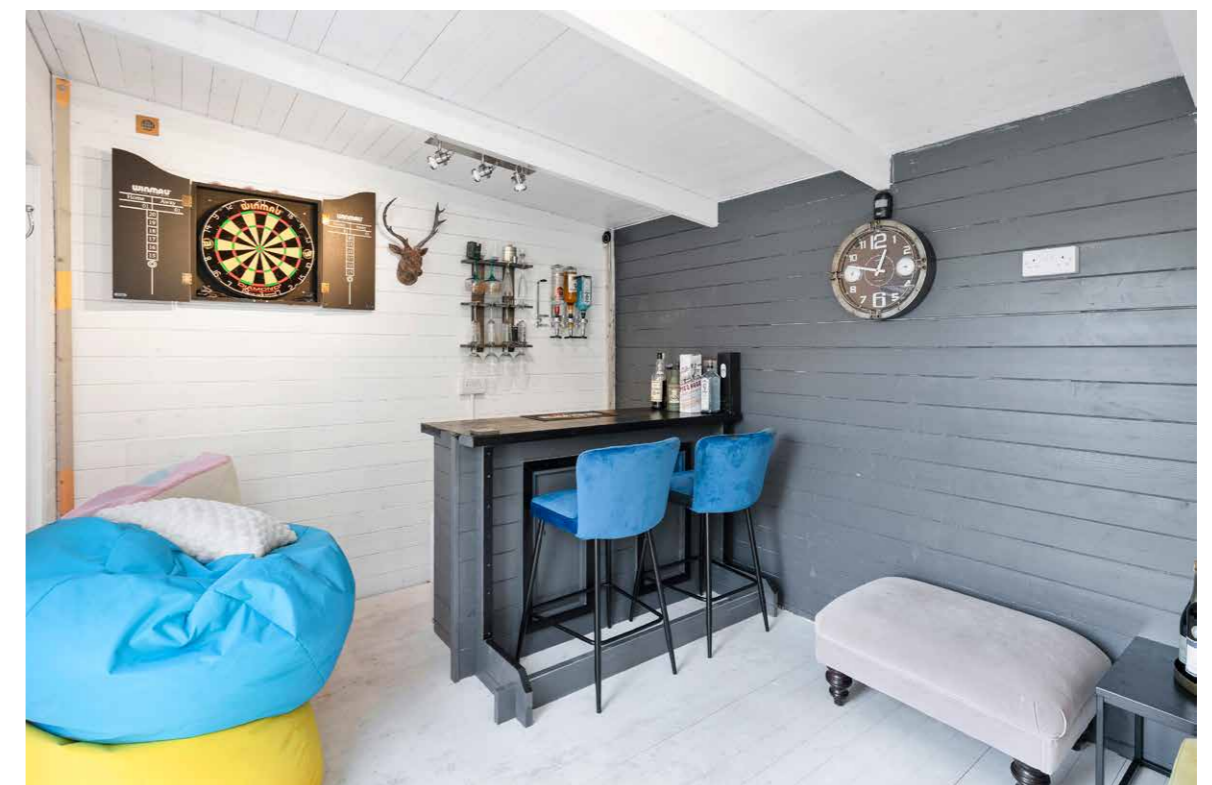


LANDSCAPED

Secure garden with a garden room

The immaculate, enclosed rear garden has been thoughtfully landscaped with lawn, porcelain-tiled terraces, and integrated lighting, creating a low-maintenance and atmospheric outdoor space. The timber garden room, with light and power, offers excellent versatility as a home office, hobby room, or sheltered entertaining space.

The generous corner plot provides extensive private parking, with a multi-vehicle driveway leading to an attached double garage.







PENCAITLAND

SCHOOLS

State Schools: Pencaitland Primary School, Knox Academy (Haddington), Ross High School (Tranent)
 Independent Schools: The Compass School (primary, Haddington), Belhaven Hill Prep School (Dunbar), Loretto School (Musselburgh)

CULTURE

Vibrant local arts and culture scene with venues including The Corn Exchange (Haddington) and The Fraser Centre (Tranent) with a cinema

SHOPPING

Convenience store and post office within the village
 More wide-ranging shopping in Tranent (4.2 miles) and Haddington (6 miles)
 Haddington Farmers' Market

#1

WELL-SERVED VILLAGE LOCATION IN THE IDYLIC EAST LOTHIAN COUNTRYSIDE

A friendly and popular conservation village located a short drive from Tranent, Haddington, and Gifford



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 The Compass School (primary) 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.

LOCATION



Pencaitland – charming conservation village

TRANSPORT



Bus – 113 – to Edinburgh via Musselburgh and Tranent

Train Station –

Longniddry (5.8 miles)

Airport – Edinburgh

International (22.2 miles)



SPORTS

Football clubs, a bowling green, and indoor sports facilities in Tranent and Haddington

PARKS

Beautiful surrounding countryside
 Approximately 10-minute drive to the coast

FOOD & DRINK

Popular dining pub and local coffee house

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

NICKY MEIKLE



For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.

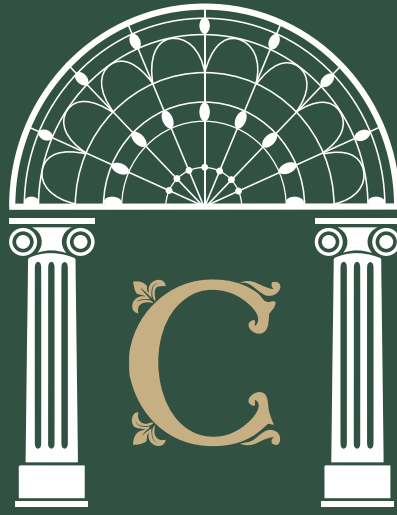
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— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



CULLERTON'S

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SCAN TO DISCOVER MORE

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