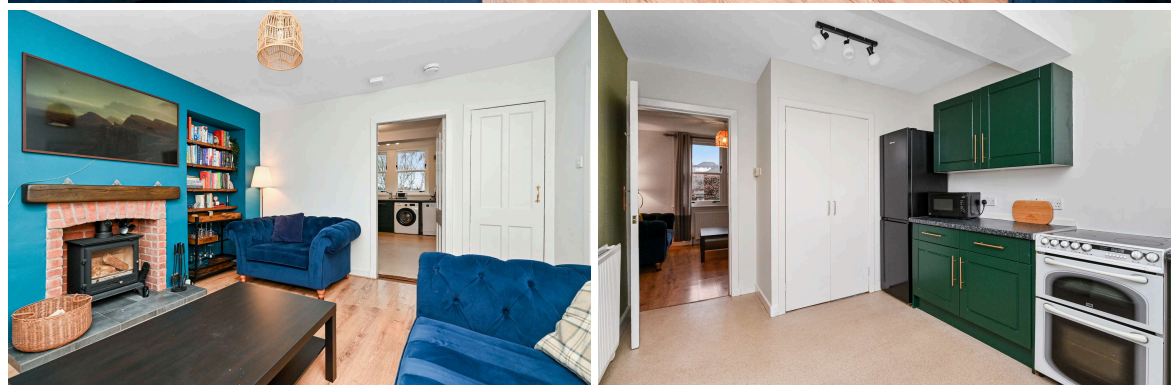




16 Trevelyan Crescent  
PENCAITLAND | EH34 5AN

  
**warners**  
solicitors & estate agents





## 16 Trevelyan Crescent

PENCAITLAND | EH34 5AN

Most appealing semi-detached bungalow boasting a large, fully enclosed garden, long driveway and a tucked away cul-de-sac position in this sought after East Lothian village.

Viewing is highly recommended to appreciate this spacious, well presented home, equally ideal for a first time buyer couple or anyone needing to downsize to ground level accommodation. Great features in the comfortable twin window living room include the timber mantelshef with feature brick insert and a wood burning stove, built-in wood store and reclaimed scaffolding shelving. Ample storage space is provided within the kitchen and the bathroom is nicely finished off with low maintenance wetwalling and eye-catching vinyl flooring. Both bedrooms are double in size, with the main room benefiting from twin windows and a press cupboard.

The property is set behind a deep lawn to the front, flanked by a long driveway allowing off-street parking for a few vehicles. Lying to the rear of the property is a generous sized garden comprising a stretch of lawn and wide paved terrace for outdoor relaxation and entertaining. This area is fully enclosed ensuring it's safe for a young child or pets and gives access to the cellar storage area.

- Lovely village setting in the heart of rolling countryside
- Living room with wood burning stove
- Fitted kitchen
- Two double sized bedrooms
- Wetwalled bathroom/electric shower
- Entrance hallway
- Gas central heating
- Double glazing
- Ladder access to part floored loft space
- Outdoor cellar storage
- Well screened front garden
- Larger than average fully enclosed rear garden
- Long driveway
- Railway Stations at Prestonpans and Longniddry
- Easy access to A1

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Energy Rating D, Council Tax Band C.

All fixtures, fittings, excluding the TV bracket, curtains, blinds, light fittings and kitchen appliances will be included in the sale.

Pencaitland is a highly regarded East Lothian village which lies well within commuting distance of Edinburgh. Situated close to some of East Lothian's finest open countryside, the area is ideal for those enjoying outdoor pursuits, including walking, golf and horse riding. The village is divided into two parts, Wester Pencaitland and Easter Pencaitland by the River Tyne. A single stone bridge dating back to the 16th Century joins the two halves. This small village boasts a number of shops to cater for everyday needs, in addition to a primary school, inn, church and a post office. For a more comprehensive range of amenities the larger towns of Haddington and Tranent are both easily accessible. An efficient public transport network operates throughout the village, throughout East Lothian and further afield. The city bypass and main motorway networks are also within easy reach.

