

FOR SALE



NISBET LOANHEAD

PENCAITLAND, EAST LOTHIAN

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS



NISBET LOANHEAD

PENCAITLAND, EAST LoTHIAN, EH34 5BJ

Pencaitland 1.5 miles, Haddington 4.6 miles, Tranent 4.6 miles,
Edinburgh 17 miles (all distances approximate)

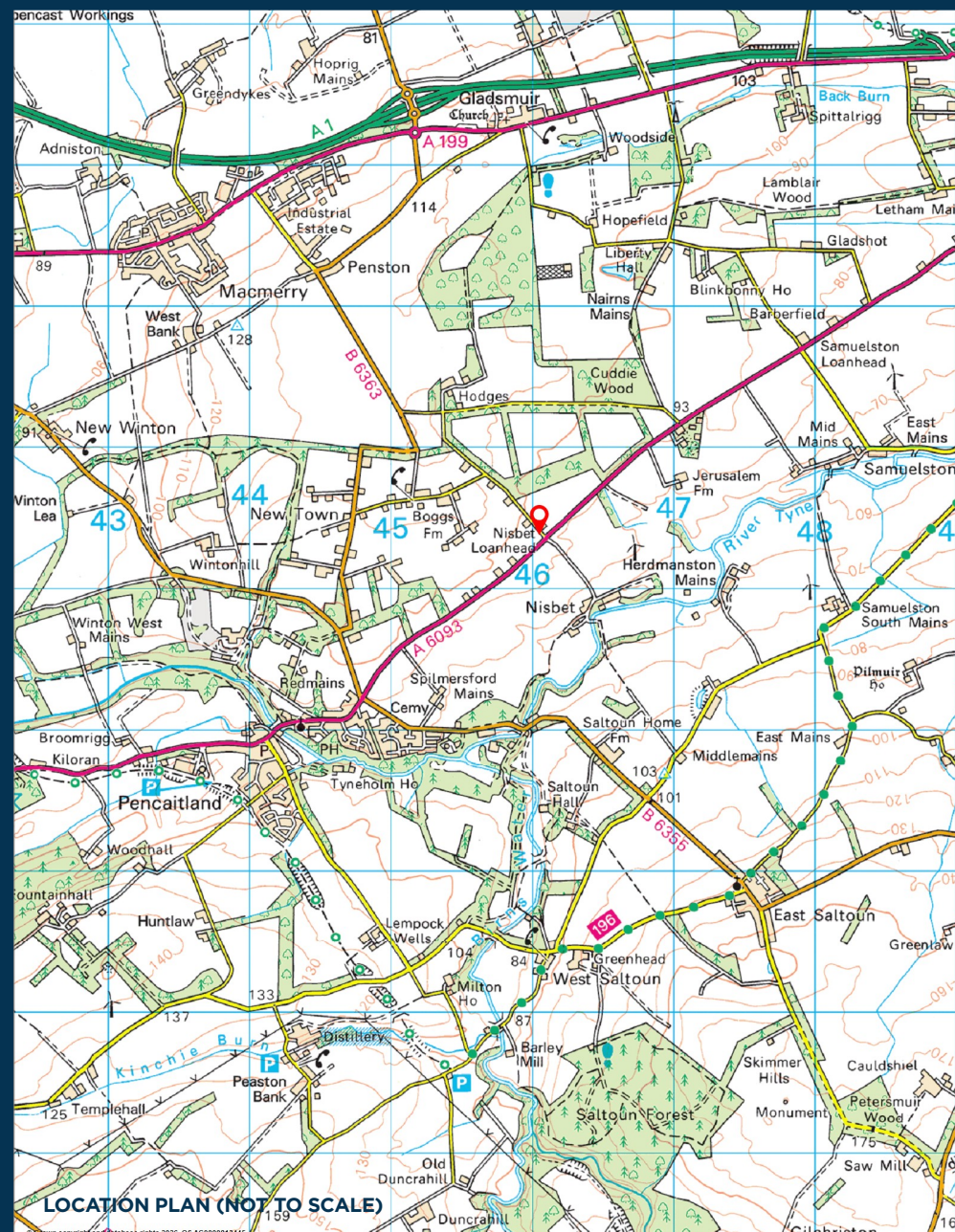
A RARE OPPORTUNITY TO ACQUIRE A CHARMING THREE-BEDROOM COTTAGE IN A SUPERB RURAL SETTING, SURROUNDED BY COUNTRYSIDE YET ONLY 1.5 MILES FROM THE POPULAR VILLAGE OF PENCAITLAND. SET WITHIN A SIZEABLE PLOT, THE PROPERTY OFFERS EXCELLENT SCOPE FOR EXTENSION TO CREATE A SUBSTANTIALLY LARGER HOME, SUBJECT TO THE BUYER'S WISHES.

- Peaceful rural setting, just 1.5 miles from Pencaitland and 17 miles from Edinburgh for convenient commuting.
- Uninterrupted views across the surrounding countryside.
- Large, level garden extending to 0.12 hectares (0.3 acres), with a new rear boundary fence.
- Potential to extend, subject to planning permission.
- Traditional construction featuring timber sash-and-case windows and an open fire.

**APPROXIMATELY 0.21 HECTARES (0.3 ACRES) IN TOTAL
FOR SALE AS A WHOLE**

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SITUATION

Nisbet Loanhead enjoys a charming rural setting, just 1.5 miles east of the popular East Lothian village of Pencaitland. Offering a peaceful country lifestyle within easy reach of Edinburgh and Haddington, Pencaitland has a strong sense of community. The village is known for its picturesque, centuries-old houses, distinctive parish church, well-regarded primary school, post office and convenience shops. The world renowned Glenkinchie Distillery also known as the “Edinburgh Malt” and one of Johnnie Walker’s “Four Corners” is located just outside the village.

Haddington, less than five miles away has a number of primary school options including the Compass Independent School and secondary school, Knox Academy. Haddington also offers a wider range of amenities, including shops, supermarkets, banks and a leisure centre. East Lothian is renowned for its spectacular landscape, from the Lammermuir Hills and rolling farmland to its dramatic coastline, offering abundant leisure opportunities and an excellent quality of life in an unspoilt setting.

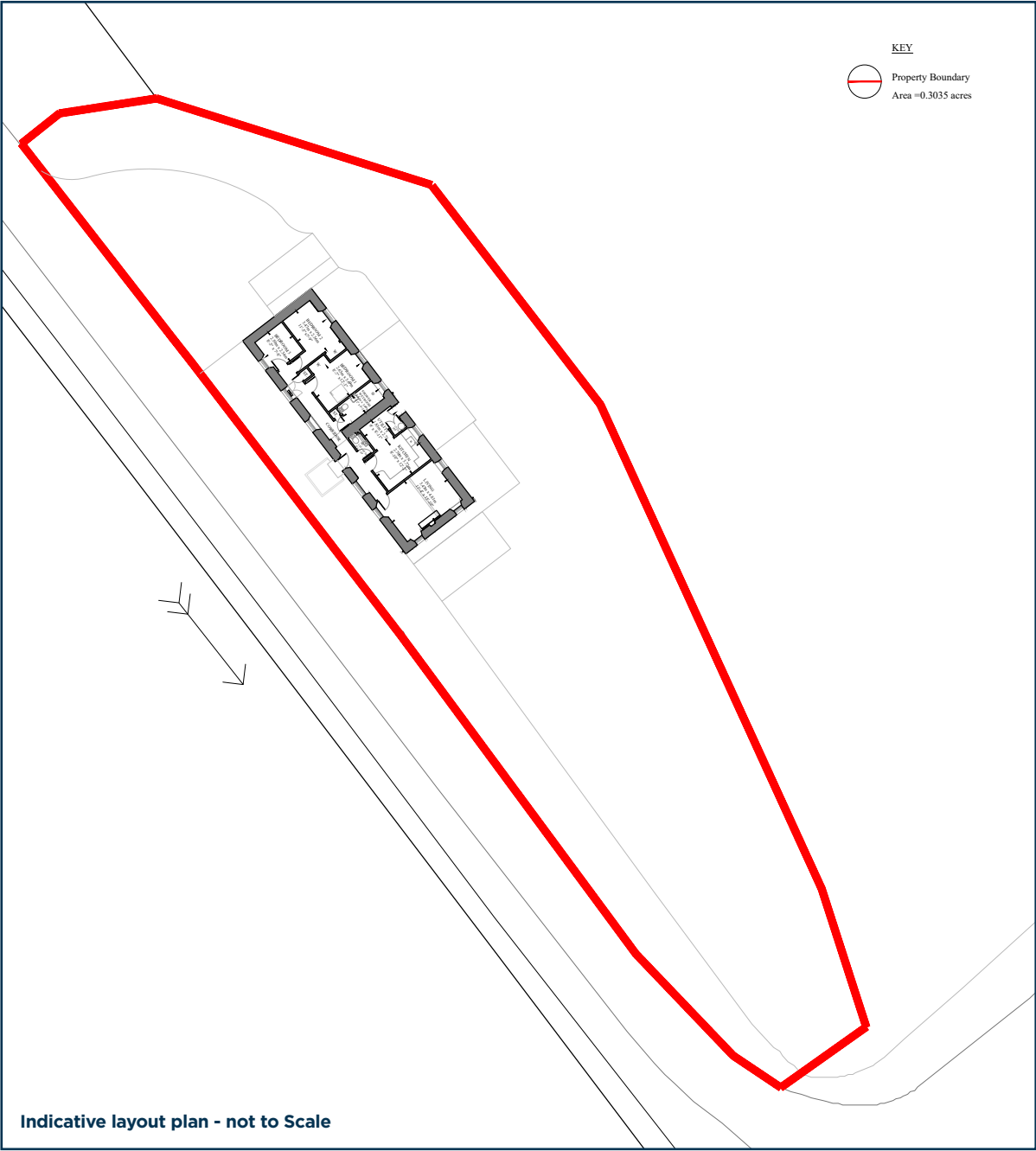
Nisbet Loanhead combines privacy with convenient access, lying just 17 miles from Edinburgh and its international airport. Edinburgh is a renowned cultural centre, home to the National Museum of Scotland, the National Library of Scotland and the Scottish National Gallery. It also hosts the Edinburgh International Festival and the Fringe, the world’s largest annual international arts festival. Historic landmarks include Edinburgh Castle, the Palace of Holyroodhouse, St Giles’ Cathedral, Greyfriars Kirk, Canongate Kirk and the extensive Georgian New Town, developed during the 18th and 19th centuries. The city also has several independent, fee-paying schools, including Edinburgh Academy, Fettes College, George Heriot’s School, George Watson’s College, Merchiston Castle School, Stewart’s Melville College and The Mary Erskine School.

GENERAL DESCRIPTION

Nisbet Loanhead is a quintessential detached country cottage, traditionally built to sit harmoniously within its rural surroundings. The property is being sold by the Winton Estate, and is believed to have been built around 1880, alongside the Smithy at the corner of Boggs Farm, to serve the local community. The cottage offers well-planned accommodation, far-reaching views, and potential for modernisation or extension, subject to requirements. Detached cottages in accessible rural settings rarely come to market, making this an especially appealing opportunity.

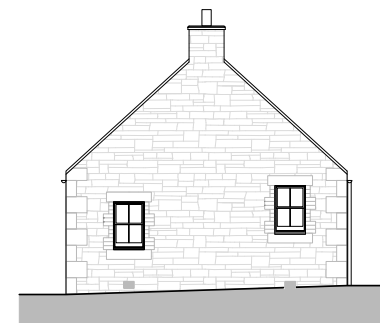
The single-storey house is built mainly of traditional stone with some brick additions, beneath a slate roof with cast-iron rainwater goods. Timber sash-and-case windows are partly double glazed and partly single glazed. As shown on the accompanying floor plans, the accommodation comprises an entrance hall, WC, living room with open fire, fitted kitchen with access to the utility room, two double bedrooms with built-in cupboards, and one single bedroom.

The current owners have commissioned architectural plans for a rear extension and internal reconfiguration to improve the layout. The proposals include a kitchen/dining extension with a large picture window to soak up the extraordinary southerly views to the Lammermuir Hills.





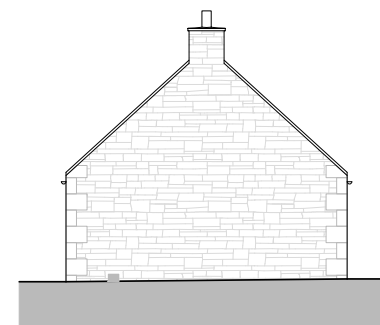
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Scale 1:50 @ A1



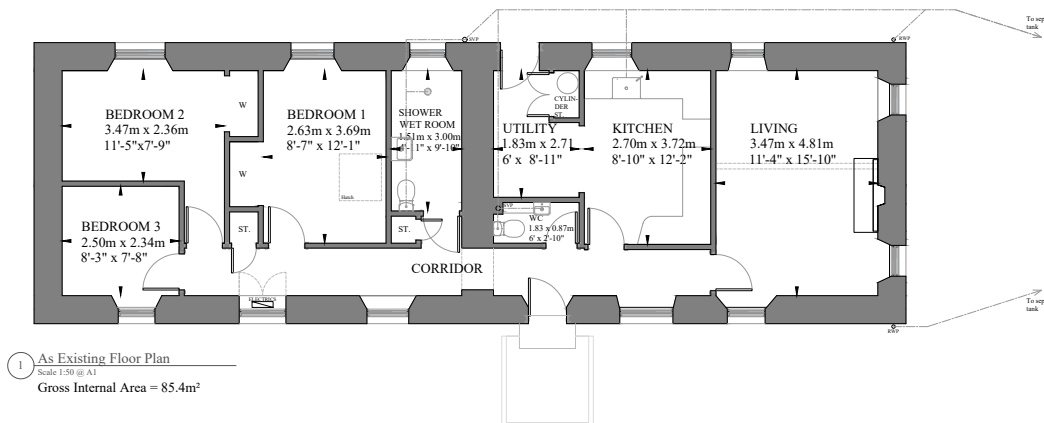
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Scale 1:50 @ A1



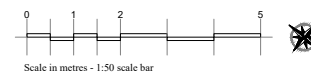
2 As Existing Northeast Elevation
Scale 1:50 @ A1



3 As Existing Northwest Elevation
Scale 1:50 @ A1



1 As Existing Floor Plan
Scale 1:50 @ A1
Gross Internal Area = 85.4m²



Project Nether Loundham The Winton Estate The Winton Trust					
Rev	Description	S	X	N	N
1	As Existing Floor Plan & Elevations				
Information					
Scale	1:50 @ A1				
Date	06.20	Project Reference	W020.B036	Page No.	101
Drawn	CHW				
		BRAIDWOOD ARCHITECT 16 Langtongate Durs Newarkshire TD11 5AS 01939 2201730 info@braidwoodarchitect.co.uk www.braidwoodarchitect.co.uk			

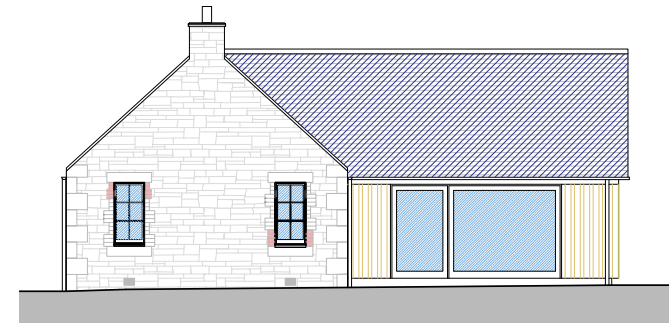
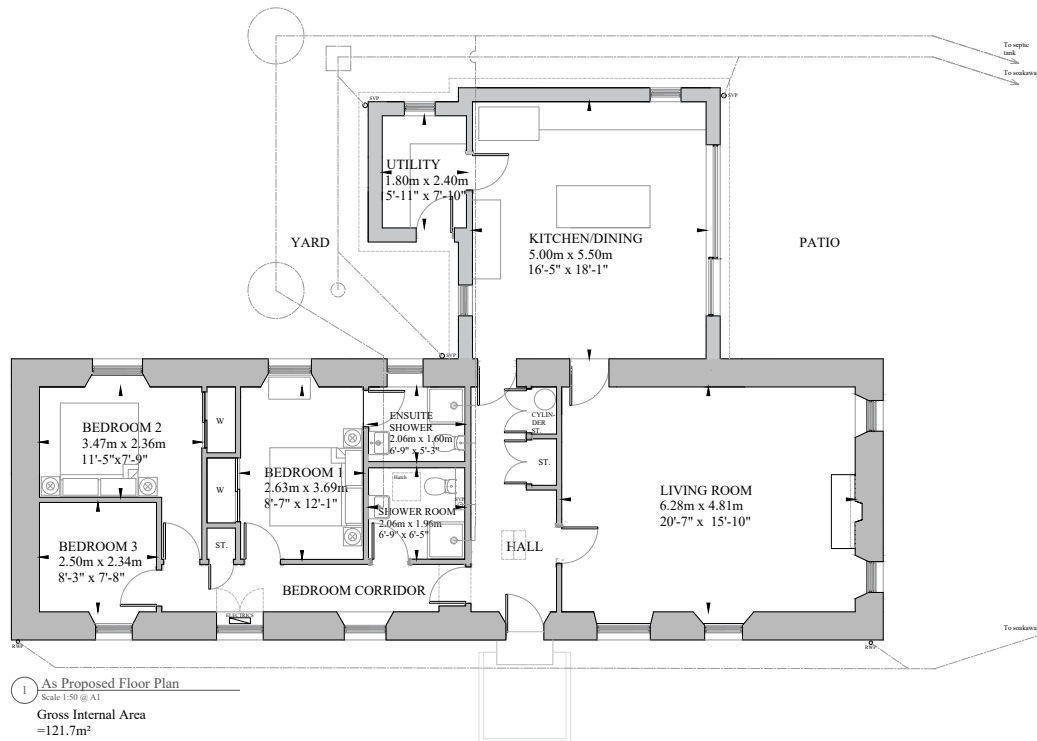
Indicative floor plans only – not to scale



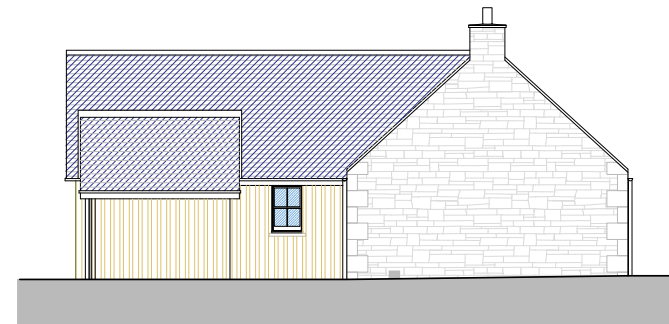
2 As Proposed Southwest Elevation
Scale 1:50 @ A1



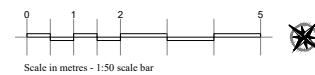
3 As Proposed Northeast Elevation
Scale 1:50 @ A1



4 As Proposed Southeast Elevation
Scale 1:50 @ A1



5 As Proposed Northwest Elevation
Scale 1:50 @ A1



Project		Nisbet Loughland The Winter Estate The Winter Trust									
Title		As Proposed Floor Plan & Elevations		S	X						
Rev		Description		Date	By	CHK'd					
Info		INFORMATION		BRAIDWOOD ARCHITECT							
Scale		1:50 @ A1									
Date		06.20									
Drawn		NB									
Project Reference		W020.B036		102		/		26 Langtongate Durs Berwickshire TD11 9AS 0191 2001710 info@braidwoodarchitect.co.uk www.braidwoodarchitect.co.uk			

Proposed plans only - not to scale

GARDENS

A sizeable garden surrounds the house, mainly laid to lawn with attractive shrubs, hedging and dispersed trees. A large gravelled area to the front and side provides ample parking for several cars. The relatively level rear garden has recently been re-fenced. The generous grounds offer scope to extend the cottage, if desired, and create an idyllic garden for children and animals.

GENERAL INFORMATION

SERVICES

- Water – Mains.
- Electricity – Mains. The fuseboard is located in the hallway.
- Heating – Electric. Heating is provided by electric heaters. Hot water is supplied via an electric immersion tank located within the kitchen store cupboard. There is an open fire in the Dining Room.
- Sewage – Private septic tank located within the grounds.

THIRD PARTY RIGHTS & SERVITUDES

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and any other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

BOUNDARY WALLS & FENCES

To the best of the Seller's knowledge, all boundary maintenance liabilities are shared equally with adjoining owners.

ACCESS

Access is via the adjacent public road. There is ample parking on site for several cars.

FIXTURES & FITTINGS

There are not any carpets or curtains in the cottage.

LOCAL AUTHORITY

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

SOLICITORS

Gillespie MacAndrew
5 Atholl Crescent
Edinburgh
EH3 8EJ
T: 0131 221 6914

VIEWING

Viewings are strictly by appointment with FBR Seed Ltd. Viewers are advised to exercise caution.

DIRECTIONS

From Pencaitland take the A6093 (Haddington Road) east, continuing for approximately 1.5 miles. At the cross roads, turn left and continue until reaching Nisbet Loanhead located on the right hand side.





WHAT3WORDS

///snares.goodwill.array

POSTCODE

EH34 5BJ

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale as a whole with Vacant Possession via Private Treaty. A closing date for offers may be set, and interested parties are encouraged to register with the Selling Agents.

ENTRY AND POSSESSION

Entry and vacant possession will be by mutual agreement.

EPC RATING

Band E.

COUNCIL TAX BAND

Band E.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.



OFFERS

Offers, submitted in Scottish Legal Form, should be directed to the Selling Agents, FBR Seed Ltd. A closing date may be announced, and interested parties should register their interest after viewing the property. The Seller is not bound to accept the highest or indeed any offer.

APPORTIONMENTS

Council Tax and all other outgoing will be apportioned between the Seller and Purchaser as of the date of entry.

PLANS, AREAS AND SCHEDULES

The plans are based on the Ordnance Survey and are for reference purposes only. Purchasers must satisfy themselves regarding property descriptions, as errors or mis-statements will not annul the sale or entitle compensation.

ANTI-MONEY LAUNDERING (AML REGULATIONS)

As required under the 2017 AML Regulations, purchasers must provide identification for checks. Acceptable ID includes:

- a. Original primary (passport) and secondary (current council tax or utility bill) documents, or
- b. Copies certified and dated by the purchaser’s solicitor along with confirmation that the Selling Agents may rely on these for AML purposes. Failure to provide this documentation may result in offers not being considered.

GUIDE TO INTERESTED PARTIES

While every effort has been made to ensure the accuracy of this information, we encourage prospective purchasers to contact us with any queries, particularly if travelling significant distances for a viewing. These particulars were prepared in September 2026.

IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

- 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
- 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
- 4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.





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