







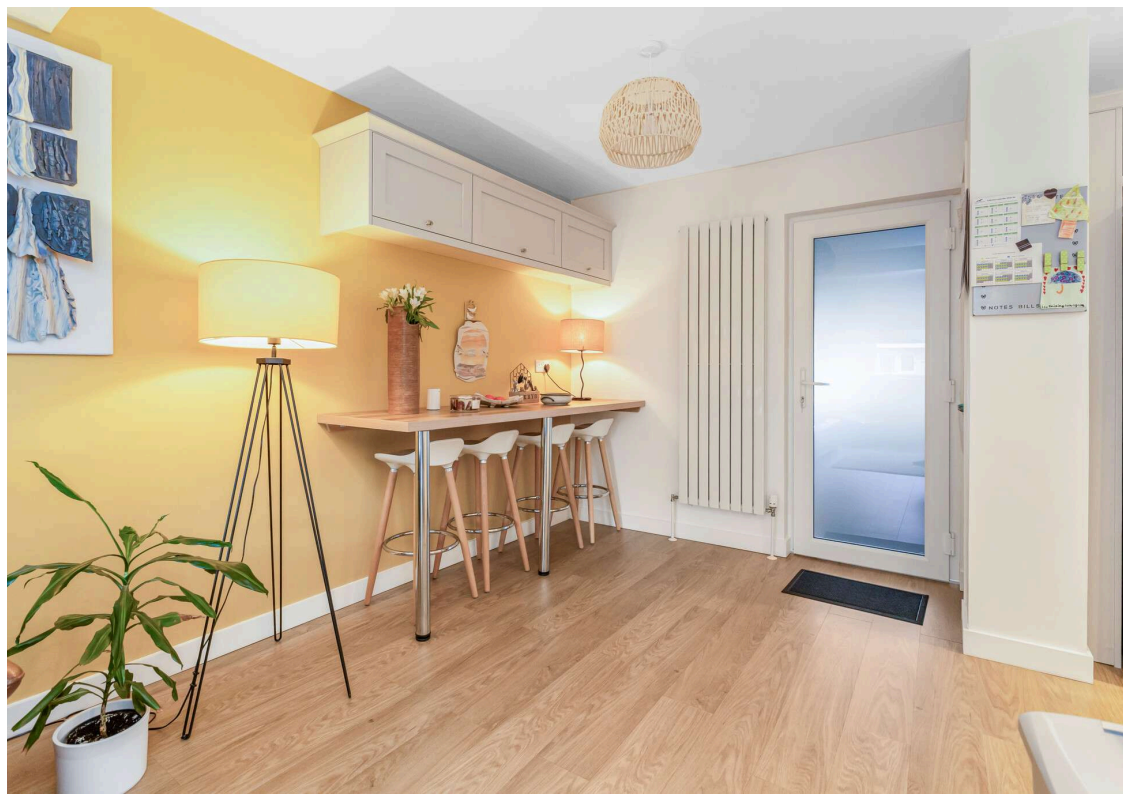
## Welcome

Welcome to 28 Lamberton Court, a beautifully presented four-bedroom extended semi-detached villa, quietly positioned within a sought after cul-de-sac in the popular village of Pencaitland. The property offers spacious and flexible accommodation, ideal for modern family living and entertaining and is presented in true walk-in condition. Thoughtfully upgraded throughout, the home benefits from gas central heating, double glazing, a private driveway and landscaped gardens. Early viewing is highly recommended.

- Quiet and sought-after cul-de-sac location
- Spacious extended property offering flexible modern living and entertaining space
- Entrance porch
- Welcoming hallway with under-stair storage
- Fully tiled ground floor shower room with rainfall shower, WC, wash hand basin, heated towel rail and illuminated wall mirror
- Bright front-facing living room, partly open-plan to the dining area
- Modern fitted dining kitchen with a range of base and wall units, worktops with glass splashbacks, composite sink, double oven, gas hob, extractor hood, and integrated dishwasher
- Impressive open-plan family room with breakfast and drinks bar, ideal for entertaining
- Practical utility room with work surface, space for appliances, and direct access to the rear garden
- Upper hallway with additional storage cupboards
- Principal bedroom with rear-facing dormer window and built-in double wardrobes
- Bedroom two with front-facing dormer window and loft ladder access to a mostly floored attic
- Bedroom three with front-facing dormer window, fitted wardrobe and eaves storage
- Bedroom four with rear-facing dormer window
- Newly fitted family bathroom with three-piece white suite, rainfall shower over bath, shower screen, vanity unit, and heated towel rail
- Gas central heating and double glazing
- Private landscaped gardens
- Driveway providing off-street parking
- Quality fixtures, fittings and floor coverings throughout











## Pencaitland

Pencaitland is a picturesque village set amidst the rolling countryside of East Lothian, renowned for its tranquil charm and keen sense of community. Ideally situated just a short drive from Edinburgh, it offers convenient access to the city while retaining a peaceful rural atmosphere. The village boasts a range of local amenities including a primary school, shop, post office, and welcoming pubs, as well as scenic walking and cycling routes through nearby woodlands and along the River Tyne. Pencaitland's blend of historic character and modern comforts makes it an attractive choice for families and professionals seeking a relaxed lifestyle within easy reach of urban conveniences.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods, and these items are deemed to be sold as seen. Other items may be available by negotiation.









# Get in touch

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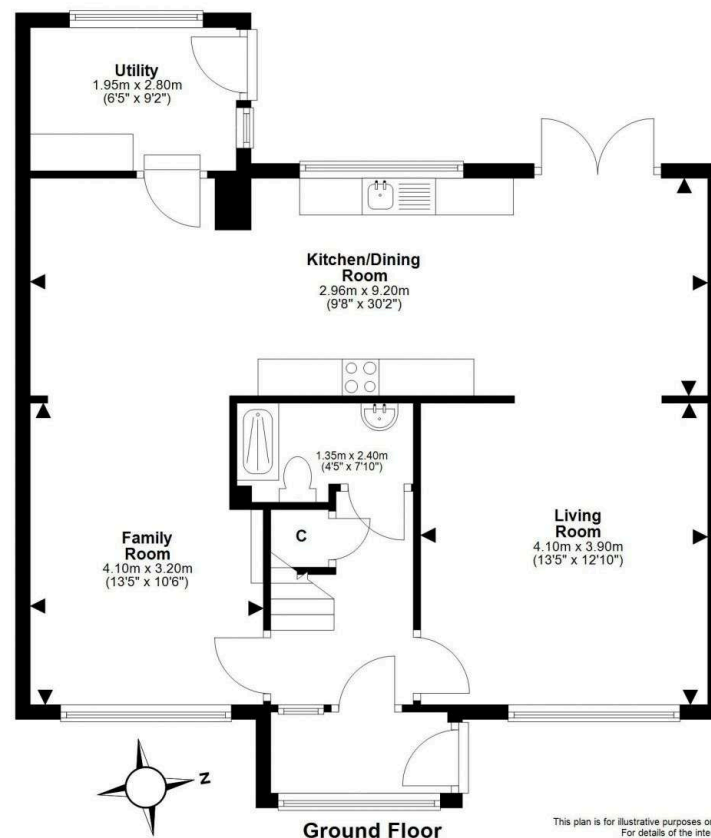
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.