



46

The Green
Pencaitland
EH34 5HE



Nestled in the heart of the charming East Lothian village of Pencaitland, this exceptional and seldom available 4-bedroom home offers an enviable blend of space, style and privacy. Part of an exclusive development of just 49 homes, the property enjoys a tranquil setting with a large residents owned communal green and a mature treeline backdrop, creating a leafy outlook and a sense of seclusion.

Presented in true move-in condition, this impressive residence boast generous proportions throughout, complemented by gas central heating, double glazing, and beautifully maintained gardens. A private driveway accommodates up to three vehicles and leads to a substantial double garage.

The accommodation comprises:

- Entrance hall with wood floor and under stair storage.
- Dual aspect living room with patio door to rear garden.
- Contemporary Kitchen fitted with high quality base and wall mounted units with granite work surfaces. Integrated appliances consisting: Induction hob, Extraction fan, Dishwasher, Washing machine, Double oven/Grill/Microwave, Freezer, Refrigerator, Tumble drier. Under floor heating. Stable door to rear garden.
- Elegant glass roof UPVC conservatory with under floor heating.
- Flexible use family room with wood floor and door to rear porch connecting the garage.
- Front facing Dining room/ bedroom 4.
- Refitted WC with enclosed cistern toilet, vanity sink with mirror and light above.
- Double car garage with electric roller doors, power and water. A floored loft space provides excellent storage and is accessed with a pull-down ladder.
- Spacious gallery landing with window overlooking the front green.
- Excellently proportioned principal bedroom and ensuite shower room. Combined from two bedrooms, the room is dual aspect to front and rear and has ample space for freestanding furniture.
- Two further bedrooms.
- Family bathroom fitted with P shape bath with main valve shower over, vanity sink, toilet, heated towel rail and electric under floor heating.



4



3



2







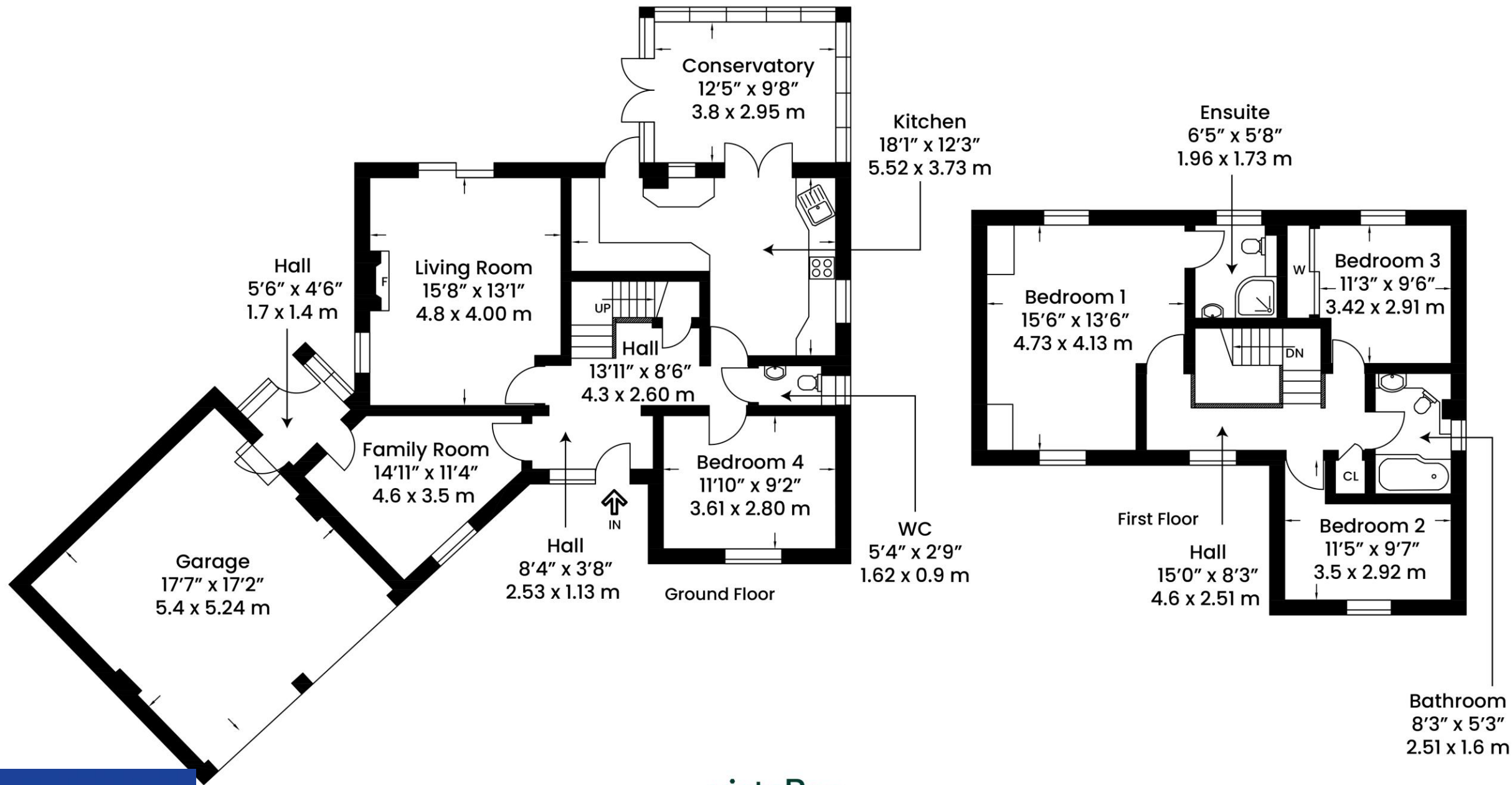












vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

Gardens

To the front the property is laid to lawn with a block paved driveway which can easily accommodate three cars. Lovely open aspects over the green. Side gate access to rear garden.

The rear garden has a secluded feel surrounded by mature trees and enclosed by fencing making it child and pet friendly. There is established hedging, shrubs and planting and a large deck and paved patio provide space for alfresco dining and BBQs. A timber shed provides additional space for gardening equipment.

The Green Resident's Association maintain the green at an approx. cost of £270 per annum.

Solar & Security

The property has been fitted with 13 solar panels giving a capacity of 5.26KW of power and a SolarEdge battery storage of 10KWh.

A CCTV system and security alarm provide additional peace of mind.

Location

Pencaitland is a picturesque rural village set amongst the rolling countryside of East Lothian, the River Tyne divides the village into Easter Pencaitland and Wester Pencaitland, with a crossing formed by a bridge dating from the 16th century.

The village has local shops and a post office for everyday requirements, a local village pub/bistro within walking distance, with larger supermarkets at nearby Tranent and Haddington. There is a well-regarded village primary school, and secondary schooling is available at nearby Haddington or Tranent. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh.

The seaside villages and towns of Longniddry, Aberlady, Gullane, North Berwick and Dunbar, with their golf courses and sandy beaches, are all accessible via the scenic drive down the beautiful East Lothian Golf Coast.

Despite the rural feel of this location, the Edinburgh city bypass and routes to central Edinburgh can be quickly accessed via the A68 or the A1, with public transport options including regular bus services and rail stations at Prestonpans and Wallyford, with a park-and-ride facility at the latter.

EPC Band- B

Council Tax Band- F



Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

