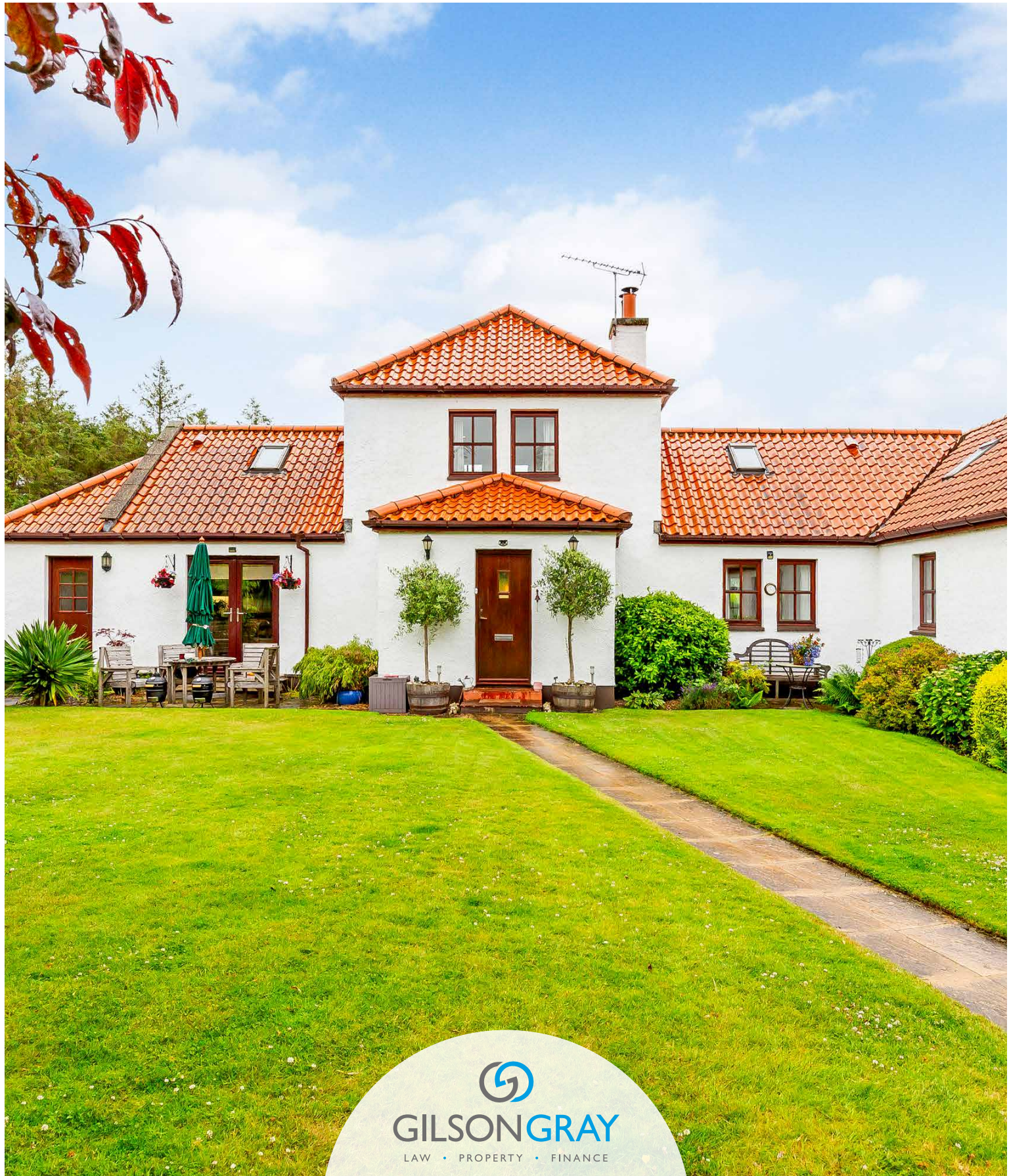


MILTON GRANGE

Pencaitland, East Lothian, EH34 5EP



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

Milton Grange

LOCATION

Pencaitland, EH34 5EP

APPROXIMATE TOTAL AREA:

225.8 sq. metres (2430.5 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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Light-filled upper-level living room with panoramic views and open fire, quiet sky-lit home study off the living room, family room with Morsø log-burning stove and bifold doors to a conservatory, and an elegant formal dining room with storage and access to the garden and kitchen
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Breakfasting kitchen and utility
Contemporary country-style kitchen with breakfasting area, front garden access, and utility room
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Pencaitland
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



OFFERING A WONDERFUL RURAL RETREAT

just a 30-minute commute from central Edinburgh

GENERAL FEATURES

Idyllic rural setting close to amenities in Pencaitland and Tranent
Approx. 30-minute commute from central Edinburgh
A short drive from scenic sandy beaches
Impressive detached home with tasteful contemporary interiors
Outstanding flexibility for ever-changing family needs
EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Practical entrance vestibule with WC cloakroom
Light-filled upper-level living room with panoramic views and open fire
Quiet sky-lit home study off the living room
Family room with Morsø log-burning stove and bifold doors to a conservatory
Elegant formal dining room with storage and access to the garden and kitchen
Contemporary country-style kitchen with breakfasting area, front garden access, and utility room
Principal suite with fitted wardrobes and bright en-suite shower room
Three further bedrooms, all with fitted storage
Further en-suite shower room – ideal guest suite
Four-piece family bathroom

EXTERIOR FEATURES

Beautiful established enclosed gardens, with a southwest-facing front aspect and rear views
Side garden space and a small greenhouse
Covered outdoor kitchen
Large lawn, dining terraces, and barbecue area
Contemporary spherical garden pod
Large private front driveway
Attached double garage with power

This impressive four-bedroom detached residence lies close to the village of Pencaitland, complemented by bucolic views, double garage parking, and beautiful enclosed gardens with a contemporary garden pod. Mainly arranged across one level, the home offers generous, versatile family accommodation, with numerous reception spaces, excellent storage, and a choice of bath/shower rooms.

IMPRESSIVE COUNTRY HOME

Milton Grange enjoys a peaceful countryside setting close to Pencaitland and East Lothian's stunning coastline, with Tranent and routes into Edinburgh all within easy reach. With white-rendered walls, red pantile roofs, timber-framed windows, and beautifully tended gardens, the home has a charming traditional country aesthetic and a strong sense of arrival.



UPPER-LEVEL LIVING ROOM

and study with panoramic views

A bright vestibule with WC cloakroom provides a practical and inviting entrance.

A timber-balustraded staircase rises to a light-filled living room and adjoining skylit study, perfectly positioned to capture panoramic rural views. The living room is both spacious and cosy, with soft carpeting, warm ochre décor, and an open fire in a stone surround, while the study is ideal for quiet home working.



ADDITIONAL LIVING & DINING AREAS





FAMILY ROOM

with Morsø log-burning stove and bifold doors to a conservatory

On the ground floor, the living spaces offer excellent versatility and are tied together by honey-coloured oak flooring. The relaxed family room features a Morsø log-burning stove and bi-folding doors to the conservatory, where wraparound glazing frames garden and countryside views.



ELEGANT FORMAL DINING ROOM

with access to the garden and kitchen

The formal dining room links the kitchen and rear dining terrace, creating a sociable entertaining space with useful storage and elegant accent décor.



LIGHT-FILLED BREAKFASTING KITCHEN

with direct access to the garden





The light-filled breakfasting kitchen opens to the garden and pairs ivory-white shaker-inspired cabinetry with task-lit black granite worktops, a natural slate tiled floor, and a classic gas-fired AGA range cooker in eye-catching Royal Blue. Further appliances include an integrated double wall oven, five-ring gas hob, fridge, and dishwasher.

An adjoining utility room, with two external access points, houses a freestanding fridge freezer, washing machine, and tumble dryer, plus a ceiling-mounted clothes pulley.

THE PRINCIPAL SUITE

a delightful sanctuary within the home



Generously proportioned and softly carpeted, the bedroom enjoys a dual-aspect outlook with serene countryside views, alongside rich accent décor and double fitted wardrobes. It is accompanied by a bright en-suite shower room, appointed with full neutral tiling, a towel radiator, and a deluxe walk-in shower.





FURTHER ACCOMMODATION

for family and guests

The bedrooms are arranged in a dedicated wing reached from the internal hall. In addition to the principal suite, there are three further inviting bedrooms, all carpeted and neutrally styled, with built-in storage.



One bedroom benefits from a bright, attractively tiled en-suite shower room, creating an ideal guest suite, while the others are served by a well-appointed family bathroom with bath, separate shower, and ceiling skylight.



BEAUTIFUL ENCLOSED GARDENS

The meticulous presentation continues in the gardens. To the southwest-facing front garden, swathes of lawn are framed by established planting, alongside a barbecue area, a dining terrace off the kitchen, a covered outdoor kitchen and a distinctive spherical garden pod. To the rear, a further verdant garden and secluded dining terrace are directly accessible from the conservatory and dining room, plus some garden space and a small greenhouse on the south side of the property. For ample private parking, there is a gravelled driveway and attached double garage with power.

Extras: The sale includes all fitted floor coverings, window coverings, standard light fittings, and appliances.



PENCAITLAND

a friendly and popular conservation village

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 convenience stores, 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.



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