

Tranent

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Offers Over £345,000

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32 Vinefields, Pencaitland, EH34 5HD



Deceptively spacious, and well presented, detached four bedroom villa with double garage, nestled in a charming quiet cul de sac setting overlooking woodland to the rear, situated in the sought after rural East Lothian village of Pencaitland, close to local amenities and excellent commuter links. With fabulous landscaped gardens to the rear, double garage and long driveway, this lovely property which requires some cosmetic modernisation, set in a popular semi rural setting, ticks all the boxes for the perfect family home for the growing family.

Accommodation

Ground Floor

- * Light & Airy entrance hall
- * Very spacious dual aspect lounge with patio doors to the rear garden
- * Fitted kitchen with integrated hob and oven
- * Door from the kitchen leads to the utility room with door to the rear garden
- * Front facing bright dining room
- * Cloakroom/WC

First Floor

- * Landing with access to all rooms
- * Four excellent double bedrooms, all with fitted stoarge, master with en suite shower room/WC
- * Family bathroom/WC

Additional Information

- * Gas central heating and double glazing throughout.
- * Useful attic storage accessed via the hatch in the upper hall
- * Double Garage and long paved driveway providing ample off-street parking.
- * Landscaped gardens to the front and rear with rear garden with paved patio

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Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft

Garage = 33.0 sq m / 355 sq ft

Total = 158.0 sq m / 1700 sq ft

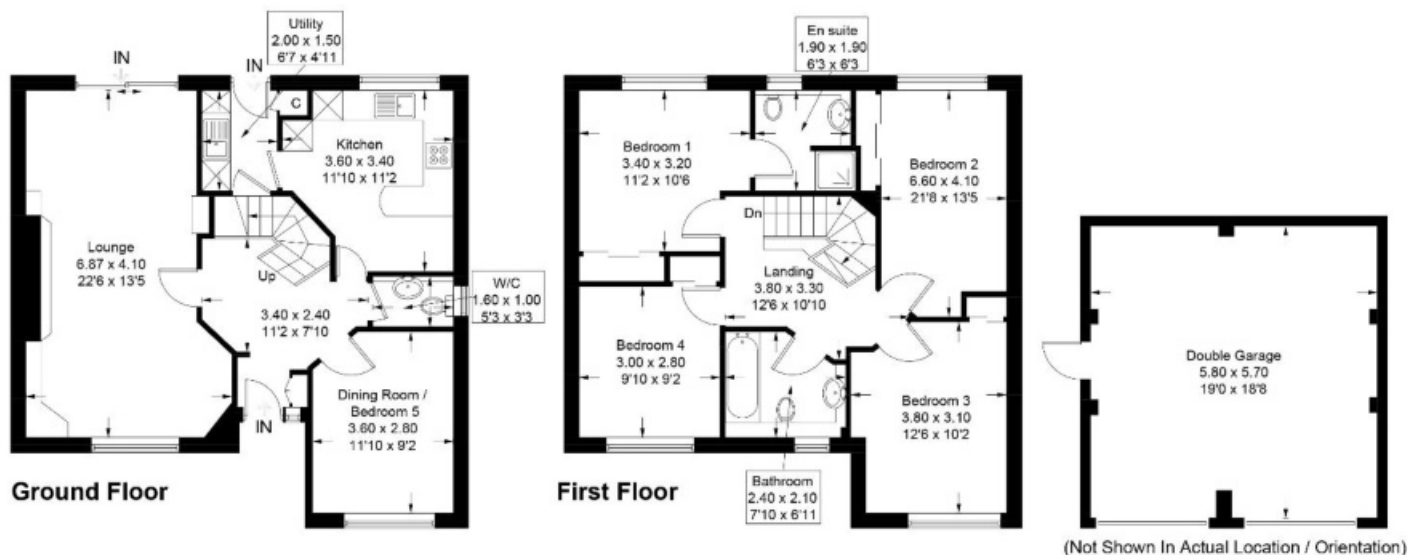


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308575)

Situation

The property is located in the pretty picturesque and sought-after rural village of Pencaitland set in the beautiful East Lothian countryside. The village includes a well-respected nursery and primary school, church, post office, 2 shops, restaurant, café, together with Pencaitland Park and bowling green. Haddington and Tranent are both within easy reach providing more extensive facilities including secondary schooling and Edinburgh within commuting distance. There is ready access to public transport within the village and the nearest railway station is only 5 miles away. The village is surrounded by picturesque countryside and the stunning coastline of East Lothian is a short journey away. Recreational activities include scenic walks and there are several golf courses within the area. Nearby Tranent also boasts the Loch Centre sports and community complex, with a 25m swimming pool, gym and children's play area. There is easy access to the A1 and City By-pass linking with Dunbar to the east, and many parts of Edinburgh to the west including the international airport.

Fixtures and Fittings

All fitted floor coverings, blinds and light fittings are included in the sale as well as all integrated appliances.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

G

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Tranent

Call 01875 611211

54 High Street,
Tranent, EH33 1HH
Phone: 01875 611211
Email: tranent@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm



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