





Welcome

Welcome to 15 Boggs Holdings, a rarely available detached bungalow occupying a generous plot within the sought-after rural hamlet of Boggs Holdings. Offering spacious and flexible accommodation, the property enjoys beautifully maintained mature gardens, a substantial detached garage/workshop, extensive off-street parking, and a peaceful countryside setting. Internally, the accommodation includes two spacious reception rooms, a dining kitchen, two double bedrooms, and both a bathroom and separate shower room. A particular highlight is the impressive sun room with its vaulted timber ceiling and multi-fuel stove, creating a wonderful additional living space overlooking the gardens. The exceptional outdoor space, together with the substantial garage/workshop, makes this an ideal property for those seeking a quieter lifestyle whilst remaining within easy reach of local amenities. Further benefits include liquid gas central heating, solar panels, and a partially floored attic.

- Entrance hall with space for laundry appliances
- Spacious living room with attractive open outlook
- Impressive sun room with vaulted ceiling and multi-fuel stove
- Dining kitchen
- Two double bedrooms
- Bathroom and separate shower room
- Partially floored attic
- Liquid gas central heating and solar panels
- Substantial detached garage/workshop
- Beautiful mature gardens with greenhouse, summer house and log stores
- Gated gravel driveway providing parking for multiple vehicles







Pencaitland

Boggs Holdings is a small rural hamlet on the edge of the highly desirable East Lothian village of Pencaitland, enjoying a peaceful countryside setting whilst remaining within easy reach of everyday amenities. Pencaitland offers a primary school, local shop, café, post office and popular public house, with a wider selection of shops, supermarkets and leisure facilities available in nearby Haddington and Tranent. The A1 is easily accessible, providing an excellent commute to Edinburgh and across East Lothian, while regular bus services serve the surrounding area. The beautiful East Lothian countryside is quite literally on the doorstep, offering an abundance of walking, cycling and outdoor pursuits.

Extras

Included in the sale are: All fitted floor coverings, window coverings, light fittings, all integrated kitchen appliances, greenhouse, summer house, garden shed and log stores. No warranty is given for any appliances or other movable items, and these are included in the sale sold as seen.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

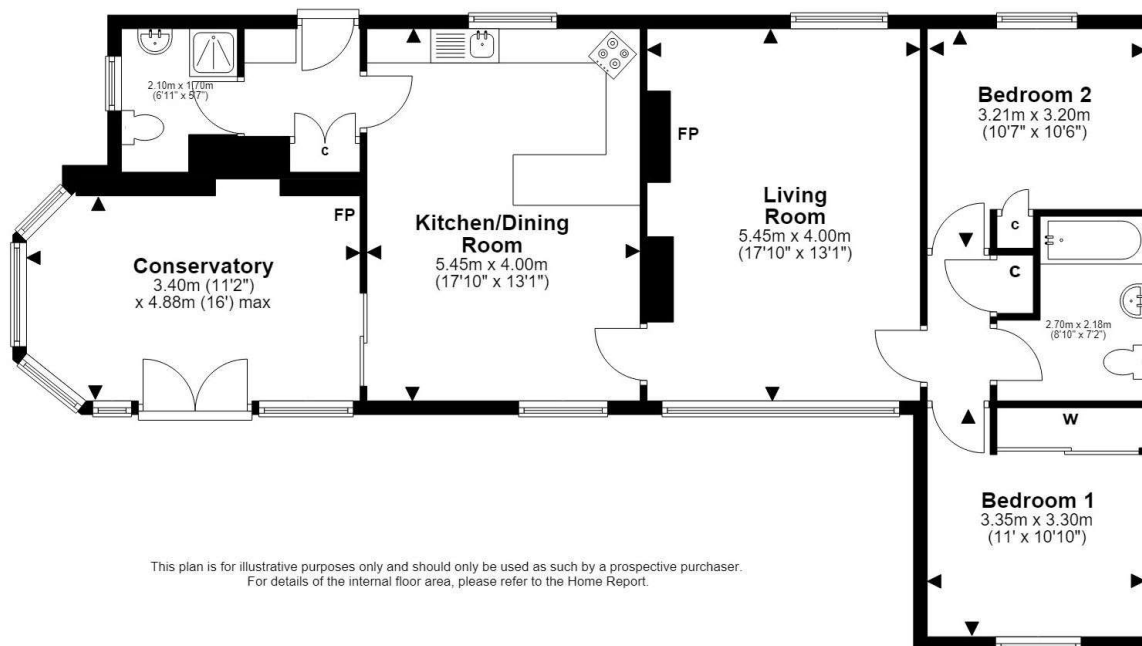
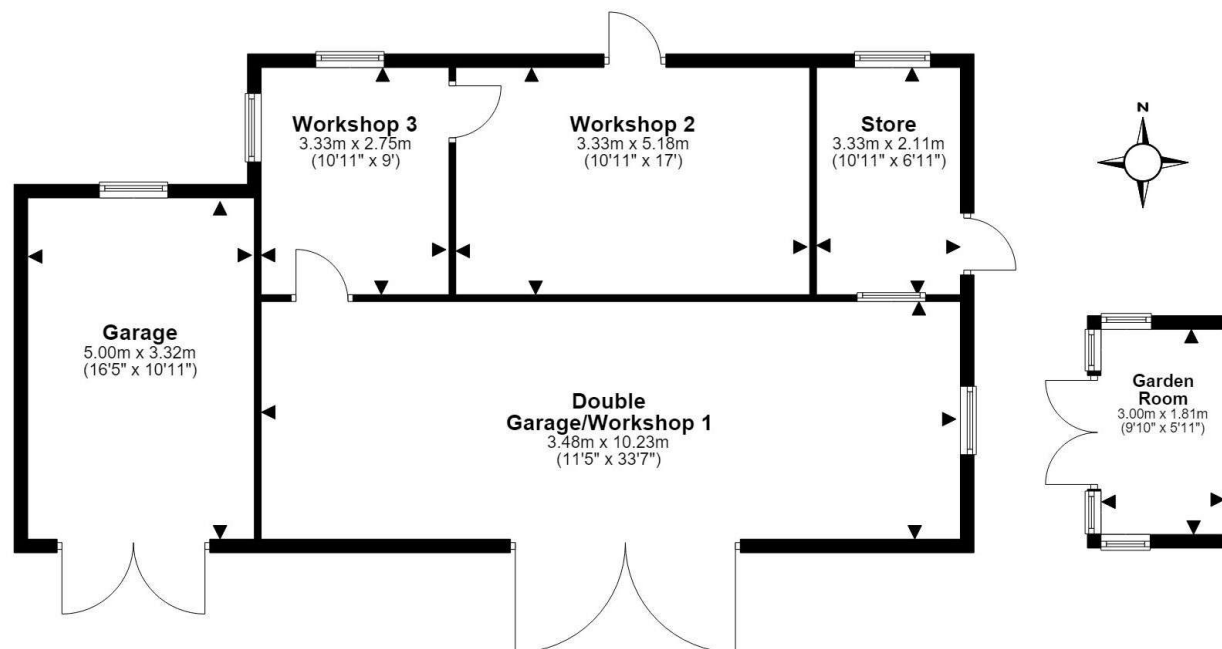
Bruntsfield Office:

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.