

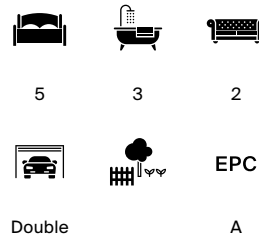


PENCRAIG AVENUE

East Linton, EH40



AN IMMACULATE FIVE-BEDROOM DETACHED NEW HOME OFFERING STYLISH, TURNKEY LIVING WITH DOUBLE GARAGE AND GARDEN



Local Authority: East Lothian Council

Council Tax band: TBC

Tenure: Freehold

Fixed Price - £495,000

DESCRIPTION

5 Pencraig Avenue is an impressive and immaculately presented five bedroom detached home, forming part of a sought-after modern development on the edge of East Linton. Originally constructed by Stewart Milne Homes and subsequently completed following purchase, the property offers a rare opportunity to acquire a brand new home in true turnkey condition, further enhanced by the benefit of a full 10-year ICW structural warranty.

This spacious property provides bright, well-balanced accommodation, thoughtfully designed for modern family living. An attractive, neutral specification runs throughout, complemented by quality flooring, contemporary fittings and excellent natural light, creating a stylish yet versatile interior ready for immediate occupation.

The heart of the home lies in the impressive open-plan kitchen and dining space. Fitted with sleek shaker-style cabinetry, integrated appliances, and generous worktop space, the kitchen offers both practicality and style. French doors open directly onto the rear garden, creating a seamless indoor outdoor connection ideal for entertaining and everyday family life.

Additional ground floor accommodation includes a spacious living room to the rear, also with French doors to the garden, a separate family room offering excellent flexibility as a snug, playroom or home office, along with a utility room, storage cupboard and WC.

Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and contemporary en suite shower room. A second double bedroom also enjoys en suite facilities, while the remaining bedrooms are served by a modern family bathroom finished with stylish tiling and quality sanitaryware.





SPECIFICATION

- Contemporary fitted kitchen with integrated appliances
- Gas hob with stainless steel extractor and double oven
- Modern shaker-style cabinetry and sleek work surfaces
- Stylish bathrooms and en suites with full-height tiling and chrome fittings
- Wood-effect flooring to principal living areas
- High-quality fitted carpets to bedrooms, stairs and landing
- Neutral décor throughout for immediate occupation
- Double glazing and gas central heating
- Solar panels providing improved energy efficiency with A rated EPC
- 10-year ICW structural warranty

EXTERIOR & GARDENS

The property enjoys a private, spacious rear garden, laid mainly to lawn with a paved patio directly accessed via the kitchen/dining room and living room, ideal for outdoor dining and entertaining.

A generous monoblock driveway to the side provides ample off-street parking and leads to a detached double garage, offering further storage and flexibility.

The house occupies a pleasant position within a well-maintained and established development, with attractive surrounding homes and a strong sense of residential appeal.



KEY FEATURES

- Substantial five-bedroom detached home
- Newly completed and presented in immaculate, turnkey condition
- Excellent modern layout ideal for family living
- Stylish fitted kitchen with direct garden access
- Two en suite bedrooms plus family bathroom
- Bright interiors with contemporary finishes throughout
- Enclosed rear garden with patio
- Private driveway and detached double garage
- Solar panels enhancing energy efficiency
- A rated EPC
- Full 10-year ICW warranty

LOCATION

East Linton is a highly desirable East Lothian village, offering an attractive balance of rural charm and excellent connectivity. Positioned on the edge of the village, the property enjoys a peaceful residential setting whilst remaining within easy reach of everyday amenities.

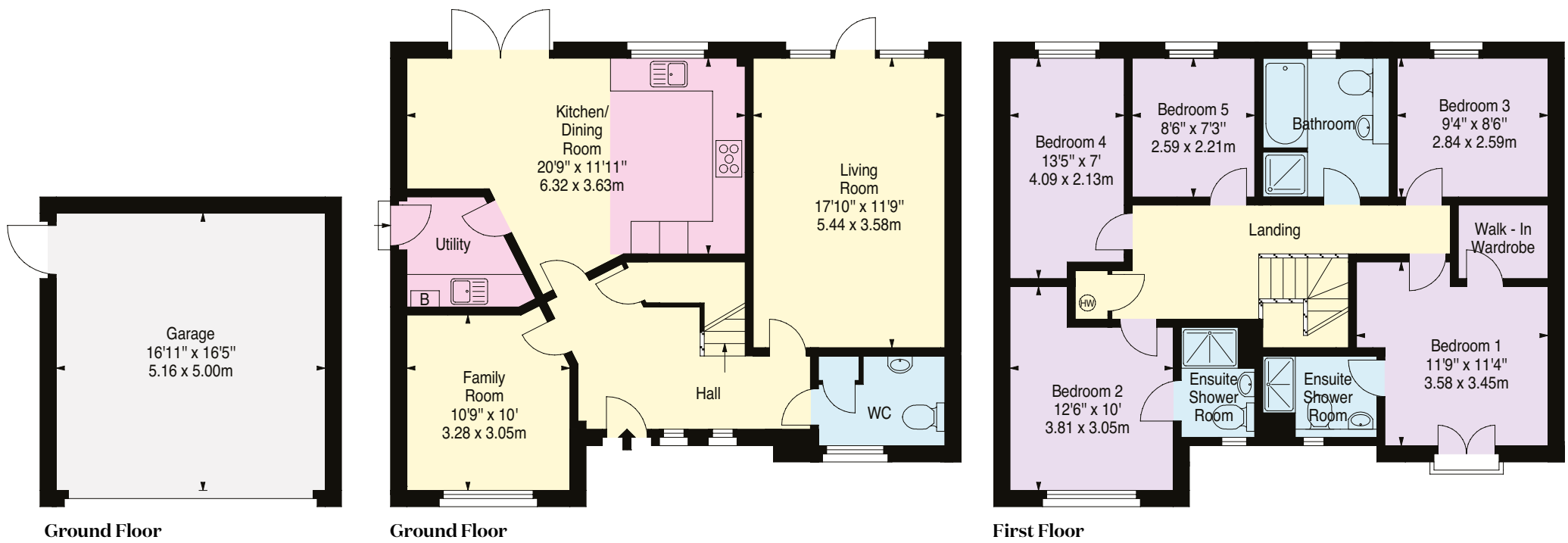
The village itself provides a range of local facilities including independent shops, cafés and well-regarded schooling, with the property falling within the catchment area for East Linton Primary School and Dunbar Grammar School, making it particularly appealing for families.

More extensive amenities are available in nearby Haddington and North Berwick, while the beautiful East Lothian coastline is also within easy reach.

For commuters, the A1 provides swift access to Edinburgh and the wider motorway network, while the recently opened East Linton railway station offers regular services into the capital, ensuring an ideal combination of village living and city accessibility.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 1610 Sq Ft - 149.57 Sq M
 Garage: 281 Sq Ft - 26.10 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted
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