



4 Peastonbank Cottages

Nr Pencaitland, EH34 5ET



188sqm

EPC
D



Anderson
Strathern

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4 Peastonbank Cottages is a charming detached residence set in the heart of East Lothian's picturesque countryside, near Pencaitland. Immaculately presented throughout, the property offers generous (188 sqm) family accommodation across two floors, complemented by beautifully maintained garden grounds.

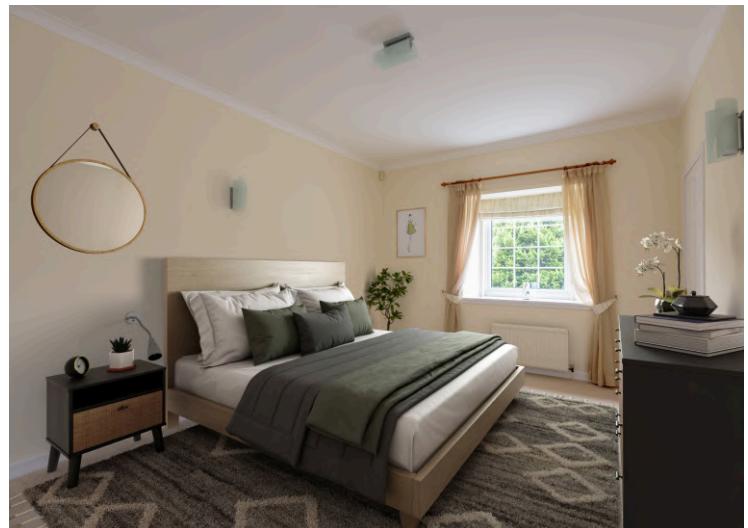
The ground floor features a welcoming hallway, a spacious living and dining area with a wood-burning stove, a well-equipped kitchen, a bright garden room, a family bathroom, and a principal bedroom complete with en-suite shower room and a versatile additional room suitable as a dressing area, nursery, or study. A wooden staircase leads to the first floor, where a hallway with excellent storage and a separate store room gives access to three further double bedrooms, two of which are equipped with fitted wardrobes, and a convenient WC.

Outside, the mature landscaped gardens provide an ideal setting for al fresco entertaining, while a monobloc driveway offers ample parking. The property also benefits from double glazing and oil-fired central heating.

Property features

- Rural location
- Spacious accommodation
- Stunning garden grounds
- Driveway for multiple cars
- Flexible layout
- Double glazing
- Oil fired central heating





Location

Pencaitland is an attractive rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, post office and a pub and there are excellent walks in the area. There is a good village primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh. A Tesco supermarket is available in Haddington some 10 minutes away by car and there is also a supermarket in Tranent. There is easy access to the City Centre some 40 minutes away, the City Bypass and Edinburgh International Airport.

**Peaston Bank Cottages,
Pencaitland,
Tranent,
East Lothian, EH34 5ET**

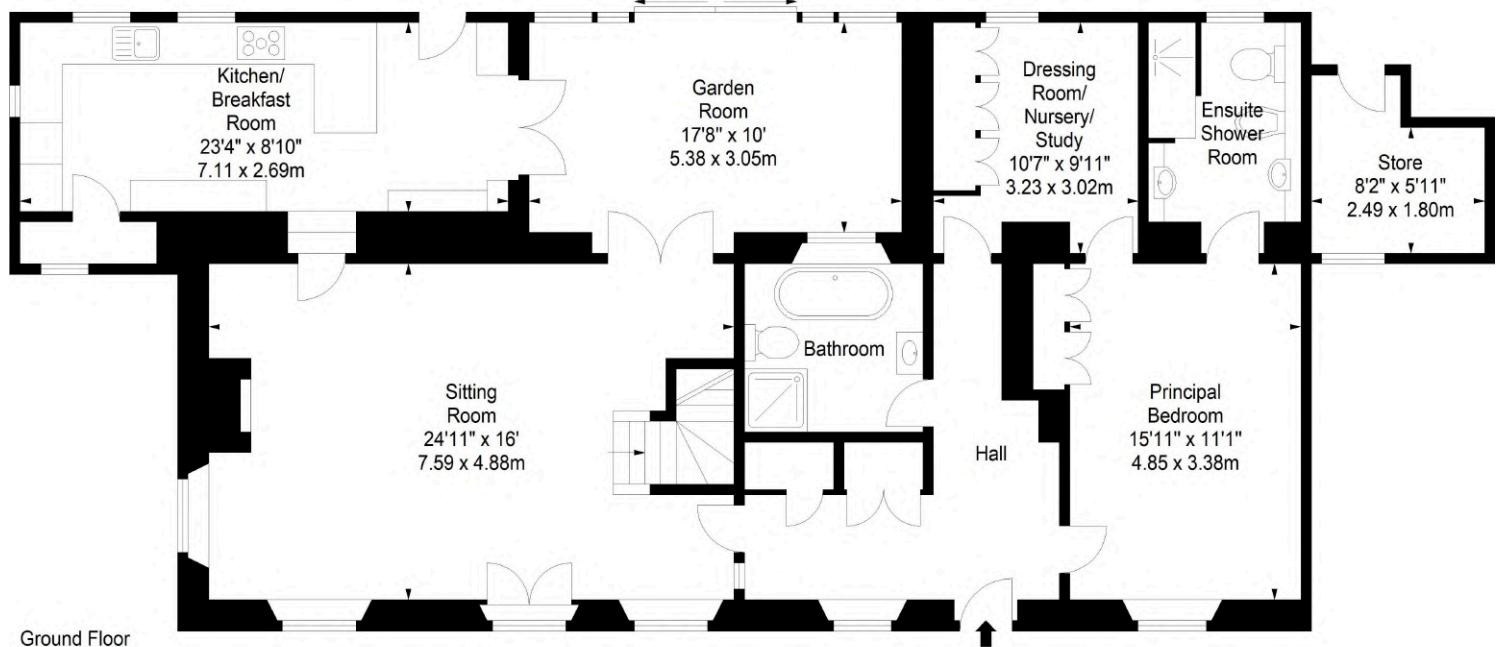
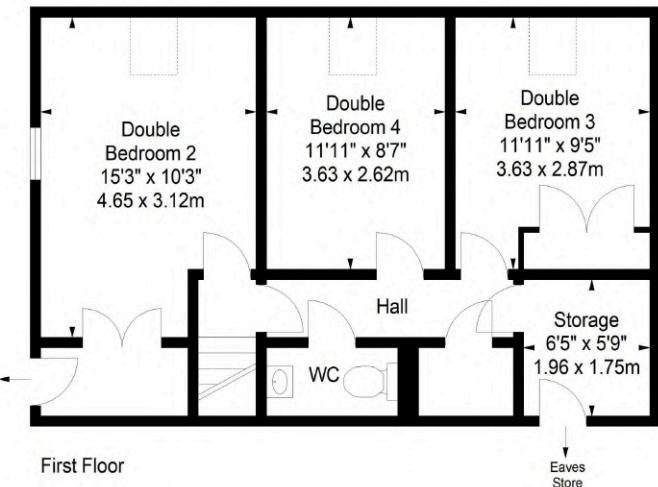


Approx. Gross Internal Area
2092 Sq Ft - 194.35 Sq M

Store

Approx. Gross Internal Area
60 Sq Ft - 5.57 Sq M

For identification only. Not to scale.
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Extras

The items included in the sale of the property are: all fitted carpets; light fittings; curtains and/or blinds in living room, dining room, hall, and principal bedroom; wood stove; custom made wall unit and TV unit in living room; built in bookcases in hall; wardrobes in dressing room; integrated kitchen appliances. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band G

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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