



GARDEN STIRLING BURNET

DUNHAM COTTAGE, 15 LEMPOCKWELLS
PENCAITLAND, EAST LOTHIAN, EH34 5EW





This well-presented, traditional mid-terrace house forms part of a steading conversion on the edge of Pencaitland and boasts modern décor and contemporary fixtures and fittings. The home accommodates four bedrooms, two reception rooms, a kitchen, a study, and two bathrooms, plus well-maintained gardens, a single garage, and additional private parking. It is a fabulous opportunity to acquire a spacious family home, situated in the beautiful East Lothian Countryside with perfect dog walks and cycle routes on the doorstep, and it's only 10 minutes drive from the peaceful beach at Longniddry. The local primary school has a fabulous reputation and the house benefits from ultra fast fibre to property broadband.

The front door opens into a hall with built-in and under-stair storage. On your left, you step into an exceptionally bright and spacious living room, where dual-aspect glazing, including two sets of French doors opening onto the gardens, floods the space with natural light, and a spacious footprint offers ample room for lounge furniture. A dining room along the hall provides an ideal setting for family meals and entertaining with guests and also features French doors opening onto the garden, as well as an adjoining study space. The kitchen neighbours the dining room and is well-appointed with contemporary wall and base cabinets, spacious worktops, splashback tiling, and a selection of integrated appliances. An adjoining utility room (with external access) houses additional cabinetry and space for laundry appliances.

FEATURES

- Terraced house on the edge of Pencaitland
- Part of a characterful steading conversion
- Attractive, modern interiors
- Entrance hall with storage
- Generous, dual-aspect living room
- Dining room with adjoining study
- Contemporary kitchen with utility room
- Four bedrooms with storage
- One en-suite shower room
- Separate family bathroom
- Private front and rear gardens
- Single garage and additional private parking
- GCH and DG





White curved upper cabinet with silver handles.

Black stainless steel range hood.

White upper wall cabinet with silver handles.

Checkered backsplash in shades of beige, brown, and light blue.

Black countertop with a curved edge on the left side.

Black gas cooktop with five burners.

White lower cabinets and drawers with silver handles.

Stacked built-in oven and microwave.

White six-panel door with a brass handle.

Track lighting fixture with three adjustable spotlights.

Hallway with light wood flooring, a white door, and a doorway leading to a room with patterned wallpaper.



On the first floor, a landing leads to four well-proportioned and tastefully presented bedrooms. All four bedrooms are accompanied by built-in wardrobes and the principal has the additional luxury of an en-suite shower room. A separate family bathroom completes the accommodation and comprises a bath with a rainfall shower, a basin atop a vanity unit, and a WC. LPG heating and double glazing ensure a warm and economically run home.

Externally, the house is accompanied by well-maintained front and rear gardens. The large front garden is predominantly laid to lawn and features a decked terrace, a wealth of leafy shrubs and colourful plants, and a drying area, whilst the rear garden is also mostly lawned. Private parking is provided by a private single garage and additional spaces which are shared with one neighbour.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, washing machine, and dryer will be included in the sale. The dining table and chairs are available by separate negotiation.







PENCAITLAND, EAST LOTHIAN

Situated in the picturesque heart of East Lothian, Pencaitland is a friendly and popular conservation village located only ten minutes from Haddington and Gifford. Whilst the village itself boasts a convenience store, 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 Compass 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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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

