



GARDEN STIRLING BURNET

22 TYNE PARK
PENCAITLAND, EAST LoTHIAN, EH34 5HH





Situated on the edge of Pencaitland, bordering open countryside and scenic walking routes, this semi-detached house offers two bedrooms, two reception rooms, a breakfasting kitchen, and a bathroom, plus low-maintenance gardens to the front and rear, and a driveway for private off-street parking.

The front door is approached via a pathway through the low-maintenance front garden, and you are welcomed inside by an inviting hall with excellent built-in storage. On your right, you step into a kitchen, where a fitted breakfast bar offers space for four diners. The kitchen is well-appointed with wall and base cabinets, worktops, and metro-tiled splashbacks, with integrated appliances comprising an oven, microwave, hob, extractor hood, and fridge/freezer. Provision is made for undercounter appliances. Continuing along the hall you reach a reception room, where ample space is provided for lounge and dining furniture. The room is neutrally decorated, fitted with wood-styled flooring, and features a fireplace, as well as affording access to a conservatory – a versatile, south-facing second reception that could lend itself to a variety of uses and benefits from garden access.

FEATURES

- Semi-detached house in Pencaitland
- Entrance hall with storage
- Spacious living/dining room
- Modern breakfasting kitchen
- Versatile conservatory
- Two double bedrooms
- Bathroom with shower-over-bath
- Low-maintenance gardens
- Private driveway
- Gas central heating and double glazing





On the first floor, a landing leads to two double bedrooms and a bathroom. The bedrooms are both accompanied by built-in storage and one has the additional benefit of a south-facing aspect with garden views. The bathroom comprises shower-over-bath with a glazed screen, a basin, and a WC. Gas central heating (powered by a boiler fitted in February 2023) and double glazing ensure year-round comfort and efficiency. The home also has full fibre broadband installed in May 2023.

Externally, the house is complemented by low-maintenance front and rear gardens, with the former paved and gravelled for easy upkeep, and the latter boasting a south-facing aspect and featuring an artificial lawn and a useful shed. Off-street parking is provided by a private driveway.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







Pencaitland

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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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

