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**28 The Green**

Pencaitland, East Lothian, EH34 5HE

# 28 The Green

Benefiting from a tranquil village setting, from which East Lothian's scenic countryside and coastline can be easily enjoyed, this modern four-bedroom, two-bathroom detached house lies close to the town of Haddington and just 30 minutes' commute from central Edinburgh. The charming pan-tiled property overlooks a well-kept green and boasts attractive family-orientated interiors, integral garage parking, and an enclosed south-facing garden.

Welcoming you inside is a vestibule and adjoining hall housing storage and a WC. To the left of the hall lies a generous living room, lit by floor-length windows and arranged around an electric fire with a stone-effect surround. The ground floor layout caters to busy family life and year-round entertaining, with the sitting area adjoining a formal dining room that leads into the kitchen. The dining room and kitchen then afford access to a sunny and spacious conservatory opening onto the garden, a great additional reception space for numerous uses. The south-facing kitchen (also reached from the hall) is set beside a casual dining area and classically styled with a good selection of cream Shaker-inspired cabinets and marble-patterned worktops, neatly integrated with a dishwasher, an eye-level double oven, and a five-ring gas hob with a statement chimney-style hood. Next door, a coordinating utility room (with garden and garage access) is equipped with plumbing and space for laundry appliances along with a freestanding American-style fridge freezer.

## Property Summary

- Quiet village with everyday amenities
- Detached house with tasteful décor
- Entrance hall with storage and WC
- Bright living room with electric fire
- Formal dining room
- Kitchen with utility room
- Sunny multi-purpose conservatory
- Principal bedroom with dressing room and wet room
- 2 Further double bedrooms with built-in wardrobes
- 1 Single bedroom, currently used as an office
- Family bathroom
- South-facing enclosed garden
- Private driveway
- Integral double garage
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - G







Principal bedroom with dressing room and wet room and two further double bedrooms with built-in wardrobes







Upstairs, are four good-sized bedrooms (three doubles and a single/study) and a family bathroom. Two double rooms are supplemented by mirrored fitted wardrobes, whilst the sizeable dual-aspect principal bedroom enjoys the luxury of a dressing room and a bright en-suite wet room. The property is kept warm and efficient by gas central heating and full double-glazing.

Outside, the sunny and secure rear garden features a decked dining terrace and a bordered lawn. To the front, a small lawn sits beside a private driveway affording access to the integral double garage.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and an American-style fridge/freezer.



## Pencaitland, East Lothian

Situated in the picturesque heart of East Lothian, Pencaitland is a friendly and popular conservation village located a short drive from Tranent, 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 30 minutes, with the A1, city bypass, central motorway network, and Edinburgh International Airport all readily accessible.

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