



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**21A Lempockwells Road**  
Pencaitland, East Lothian EH34 5AE

# 21A Lempockwells Road

Set back behind gardens, on the edge of lovely Pencaitland village, this two bedroom upper flat, forms part of a stone built villa. The property has period charm perfectly blended with modern living for your comfort. Externally, the property has a private garden area with shed and a private parking area.

The pretty 'cottage' like front entrance area, has a front door opening into an entrance stair, leading to the first floor hall landing. On the right is the spacious beamed sitting and dining room, bathed in light from double dormer windows. An original cast iron fireplace adds a cosy feel, along with the warm wood style flooring. Leading off the sitting room is a well appointed kitchen, fitted with sleek high gloss cabinets with fully integrated slim dishwasher and larder fridge. Returning to the hall landing, there are two double bedrooms, one boasting another original fireplace and a stunning ultra modern four piece bathroom, featuring luxury bathtub and separate shower enclosure. A built-in cupboard in the bathroom hosts the washing machine and tumble dryer.

This is a charming home must be seen and will have wide market appeal.



## Property Summary

- Forming part of a traditional stone-built villa
- Spacious beamed sitting room
- Attractive, contemporary kitchen
- Two double bedrooms
- Stylish four piece bathroom
- Low-maintenance private garden area with shed
- Private parking area
- Gas central heating
- Double-glazed windows
- EPC Rating - E | Council Tax Band - C





Charming traditional upper villa flat with a beamed sitting room and contemporary kitchen and bathroom





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**dream property!**



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



PRIVATE GARDEN AREA

## Location

The village of Pencaitland lies in the East Lothian countryside beside the Tyne water, with popular Haddington and Tranent, as it's neighbours and which provide a wider range of amenities. It is ideal for commuting to the city or further a field, with the city by pass only a 10 minute drive. A spar shop within the local petrol station can provide your daily needs and Pencaitland has it's own primary school. Fort Kinniard retail park provides more extensive shopping. With the countryside on your door step, there are many leisure opportunities, with lovely walks along the Tyne water and access to the old railway paths. A leisure centre with swimming pool can be found in Tranent. Excellent transport links, with easy access to either the A1 or city bypass, regular bus service and Prestonpans train station (a 15 minute drive).