

# 15 Woodhall Road Pencaitland, EH34 5AR

OFFERS OVER £285,000



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- Charming, cleverly extended semi detached chalet style villa
- Entrance hall, Sittingroom, family room
- Modern fitted kitchen/diningroom, utility room
- Three double bedrooms, one en suite
- Stylish modern bathroom
- Gas central heating & double glazing
- Large gardens to front and rear. On street parking
- EPC Band D, Council tax band D

### Description

This is a charming, semi detached chalet style villa (109m sq) situated in a quiet street within this sought after village. Benefitting from gas central heating and double glazing throughout, the property has been cleverly extended and is in immaculate, "move in" condition throughout. The accommodation comprises entrance hall, spacious, front facing sitting room with wood burning stove and large picture window, open plan, modern fitted kitchen/diningroom with integrated appliances and French door to the garden, internal utility room with appliances, side facing family room with door to garden and finally the stylish, front facing, part tiled family bathroom with modern three piece white suite. Upstairs, there is an upper landing with storage cupboard, master bedroom with built in wardrobes and an en suite shower room with modern two piece white suite and separate shower cabinet, as well as two further double bedrooms.







### Location

Pencaitland is a delightful village set within the East Lothian countryside close to Haddington and Gifford offering an ideal blend of rural living and ready access to the City. The village enjoys its own local shop/petrol station, post office and pub along with its own primary school which has an excellent reputation. Secondary schooling is available at nearby Haddington or Tranent with private schooling being available in Musselburgh and Edinburgh. The county town of Haddington provides an extensive range of shops, services, supermarkets and a variety of leisure and recreational facilities. East Lothian boasts some of Scotland's finest beaches and golf courses. For the commuter, the City Bypass and A1 are readily accessible and offer links to the retail parks at Straiton and Fort Kinnaird, the central motorway network system and Edinburgh International Airport.

### Gardens and parking

There is a well maintained front garden which has a lawn, pebbled seating area with mature shrubs and a monobloc path leading around the house to the gated, fully enclosed rear garden which sits on two levels with a stone flagged patio on the lower level, whilst on the upper level there is a wooden deck and artificial lawn with raised wooden planters and built in wooden seating. There is ample unrestricted on street parking available to the front of the property.

### Extras

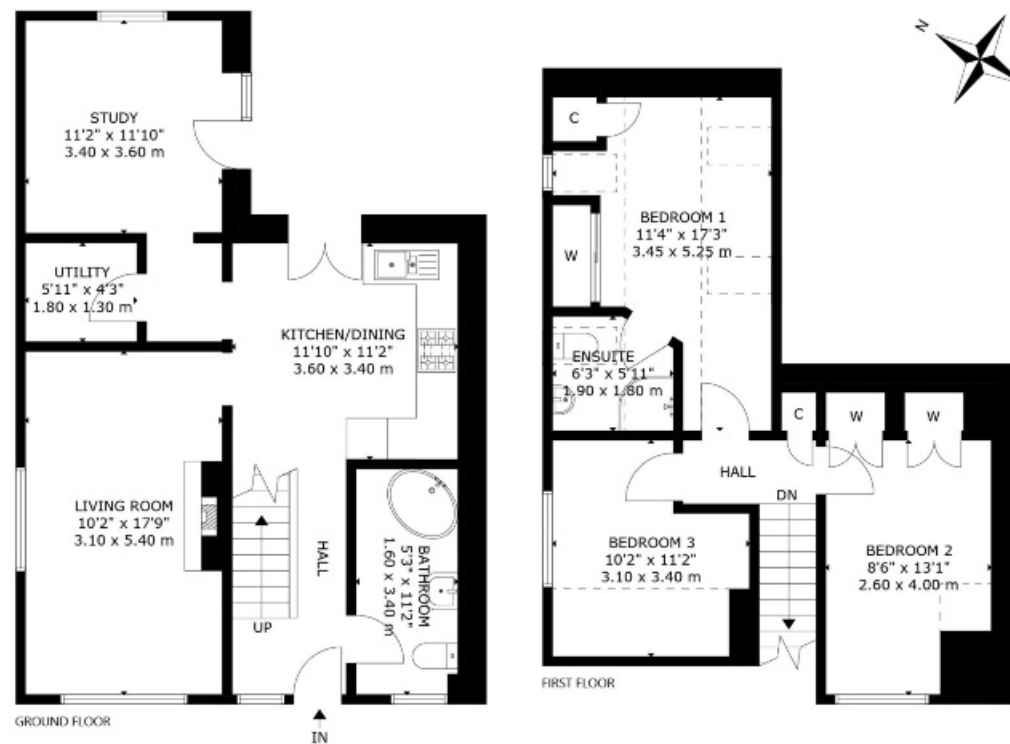
All of the fitted floor coverings, curtains, blinds, integrated gas hob, oven, chimney style cooker hood, automatic washing machine and fridge/freezer are included within the sale price.

### Home Report

The property has been valued by a surveyor at £290,000 and the Home Report can be downloaded via the ESPC website.

### Viewing

By appointment telephone Agents on 0131 665 3131.



15 WOODHALL ROAD, PENCAITLAND, EH34 5AR  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,134 SQ FT / 105 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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