



GARDEN STIRLING BURNET

**9 BRUCE GROVE, PENCAITLAND**  
TRANENT, EAST LoTHIAN, EH34 5BN





This semi-detached bungalow lies on the tranquil fringes of Pencaitland; a desirable village just 40 minutes' drive from the capital and close to East Lothian's scenic coastline. Enjoying all the convenience of single-storey living, the bright interiors boast two double bedrooms, a shower room, good built-in storage, and a reception room adjoined to a modern kitchen. A south-facing enclosed garden and excellent private parking, with a garage, a driveway, and a carport, complete the home, which will no doubt appeal to professionals, young families, and downsizers seeking a rural retreat within easy reach of Edinburgh.

The bungalow sits behind a landscaped garden and is entered at the side. Behind the front door lies an entrance hall with a useful store cupboard. The hall flows through to an inviting reception room. This neutrally-presented space is bathed in natural light from a large window and can accommodate both lounge furniture and seated dining. Handy direct access to the kitchen is also provided. The bright kitchen comes fitted with a good selection of contemporary wood-toned cabinets attractively offset by pastel-toned walls and coordinating tilework. The room has been designed to allow space for freestanding appliances.

## FEATURES

- Peaceful semi-rural setting
- Semi-detached bungalow
- Entrance hall with storage
- Living/dining room
- Stylish fitted kitchen
- One double bedroom with storage
- Large single bedroom
- Modern shower room with storage
- Established gardens, south-facing to the rear
- Private driveway with carport
- Detached single garage
- Gas central heating and double glazing



Room virtually staged by Property Studios



Located to the rear of the property with delightful garden views are two bedrooms (a double and a large single) featuring neutral décor. The double room is heightened by statement check carpeting and comes equipped with cupboard storage. Finally, completing the accommodation on offer is a modern shower room replete with a WC suite, a towel radiator, incorporated linen storage, and a curved shower enclosure to one corner. The property is kept warm and efficient by gas central heating and full double glazing, and there is a loft for extra storage.

Outside, the enclosed rear garden is favourably south-facing and features a lawn, a patio, and a greenhouse. Multi-car private parking is provided with a generous driveway and carport leading to a detached single garage.

Extras: Included in the sale are all fitted floor coverings and light fittings.







### Pencaitland, East Lothian

Picturesque Pencaitland is a prosperous village nestled in the unspoilt East Lothian countryside, only 12 miles from the heart of the capital. The quaint village has developed around the Tyne Water, with a 16th century bridge still linking the two sides. The village itself offers a primary school, church, pub and basic shopping. The surrounding countryside offers ideal walking, cycling and horseback trails and Pencaitland Park is the perfect place for picnics. Haddington is only 5 miles away and offers extensive shopping and amenities, including a range of shops and supermarkets, banks, café's, pubs, restaurants, galleries, hardware shops, garages, a state-of-the-art library, primary and secondary schools, some further education and sports clubs. The village offers regular bus services to Edinburgh and a 30-minute car journey will take you to the city centre. Pencaitland is an ideal location for picture perfect country living, but still within easy reach of Edinburgh.







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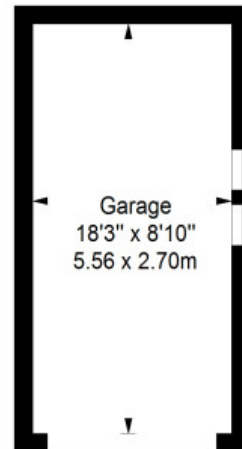
#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

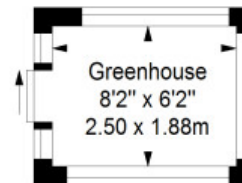
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

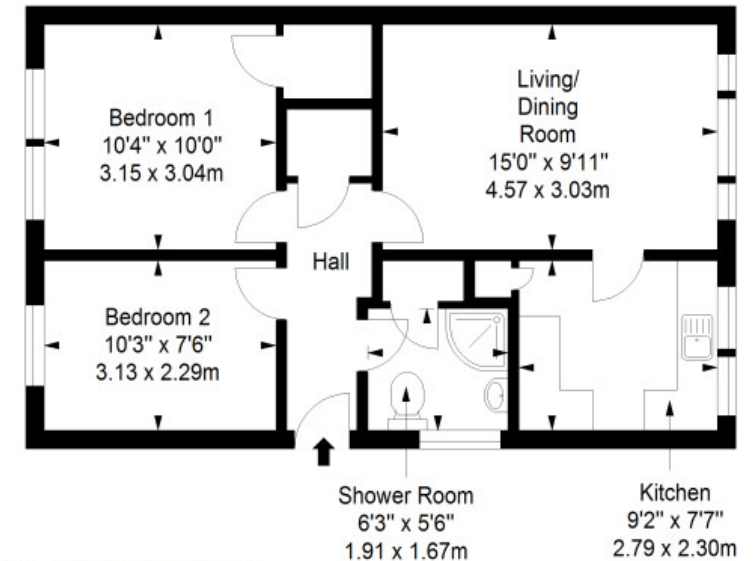
Garage  
Approx. 15.0 sq. metres (161.5 sq. feet)



Greenhouse  
Approx. 4.7 sq. metres (50.6 sq. feet)



Ground Floor  
Approx. 50.3 sq. metres (541.4 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 sq. feet)