

COULTERS[©]

7 PARK VIEW

PENCAITLAND, EAST LoTHIAN, EH34 5DW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented three bedroom semi-detached house which has been recently renovated with high quality fixtures and fittings throughout. This stylish property benefits from a mature front garden and large private rear garden with patio, grass area, green house, shed and raised vegetable planters.

There is a private driveway to the side of the property.



KEY FEATURES



Newly renovated semi-detached house



Three generously sized double bedrooms



Spacious front and rear gardens



Private driveway



Popular rural village location



Stunning Interior Design



The accommodation comprises; welcoming entrance hall, bright double aspect sitting room with a working fire place, modern kitchen with range cooker, American style fridge/freezer and useful utility cupboard. There are three spacious double bedrooms, a modern family bathroom with electric shower over bath.

Secondary glazing has been installed across all windows and the property boasts new hardwood flooring throughout.

Additionally, there is a large loft, and workshop located off the back of the house.



THE LOCAL AREA

Pencaitland is a desirable rural village set in the wooded countryside of East Lothian close to Haddington and Gifford.

The village has a local shop, post office and a pub and there are a range of beautiful countryside walks in the area.

There is a popular village nursery and primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh. Haddington is only 10 minutes by car and offers an excellent choice of grocery stores, cafe/restaurants, leisure centre, and more.

The house is only 35 minutes from Edinburgh City Centre which can be easily accessed via the nearby A1 or by train which the nearest station in Longniddry is approximately 10 minutes by car.

EXTRAS

All fixtures and fittings, integrated appliances, fitted floorcoverings, blinds, range cooker, American style fridge/freezer, dishwasher and washer dryer are included in the sale.





Park View,
Pencaitland,
Tranent,
East Lothian, EH34 5DW



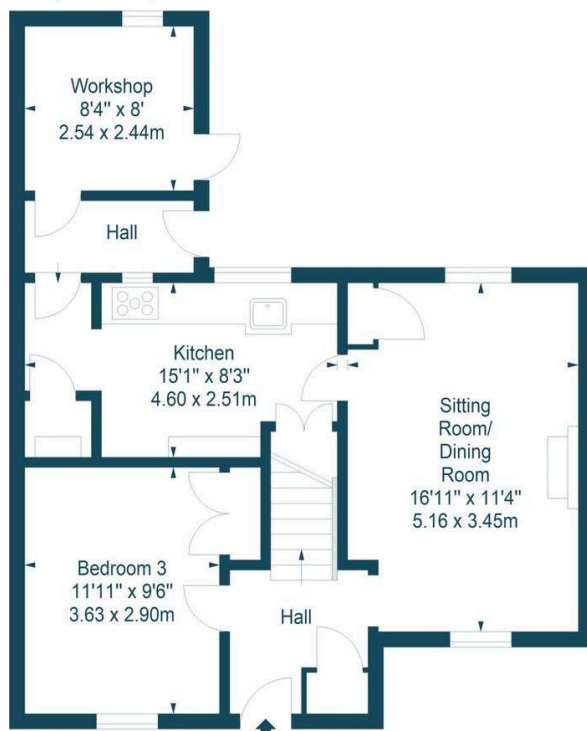
Approx. Gross Internal Area
1088 Sq Ft - 101.08 Sq M

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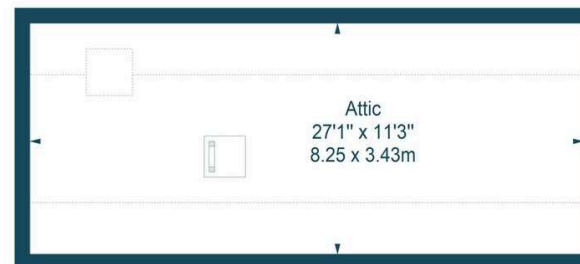
Approx. Gross Internal Area
304 Sq Ft - 28.24 Sq M

For identification only. Not to scale.

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Ground Floor



Second Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.