



1 LIMEKILNS
PENCAITLAND, EAST LOTHIAN, EH34 5HF



3



2



EPC
RATING



COUNCIL
TAX BAND



F



Forming part of an established residential development in Pencaitland, this detached house offers three bedrooms, two reception rooms, a breakfasting kitchen, and two bathrooms (plus a separate WC), and is sure to appeal to a wide demographic. The house is accompanied by a low-maintenance rear garden, an attached single garage, and a private double driveway. The front door is set back from the road behind the driveway and opens into neutrally decorated, wood-floored hallway with built-in storage and a two-piece WC. Along the hall to the left, you step into a living room, where a southwest-facing window captures sunny natural light throughout the day and a spacious footprint allows for various configurations of lounge furniture, all arranged around a striking fireplace. The neighbouring dining room creates the perfect setting for sit-down meals and dinner parties, with patio doors opening onto the garden and convenient direct kitchen access. The kitchen provides space for a casual dining area and a breakfast bar caters for morning coffee, whilst classically styled wall and base cabinets are accompanied by granite worktops and sleek metro-tiled splashbacks. Integrated appliances consist of an oven, a gas hob, and an extractor fan, whilst provision is made for freestanding and undercounter goods.

FEATURES

- Detached house in Pencaitland
- Entrance hall with storage and WC
- Southwest-facing living room
- Dining room with garden access
- Generous breakfasting kitchen
- Three bedrooms with storage
- One en-suite shower room
- Separate family bathroom
- Low-maintenance rear garden
- Attached single garage
- Private double driveway
- Gas central heating and double glazing





The bedrooms are on the first floor, approached via a landing. All three sleeping areas are neutrally decorated and fitted with comfortable carpets, and two are accompanied by built-in wardrobes, whilst the third has cupboard storage. The principal bedroom also boasts an ensuite with an enclosure featuring a rainfall showerhead, a basin set into storage, a WC, and a towel radiator. Finally, a bathroom comes complete with a bath with an overhead shower and a glazed screen, a WC-suite, a chrome towel radiator, and a linen cupboard. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized, low-maintenance rear garden, as well as an attached single garage and a private double driveway. Extras: All fitted floor coverings, window coverings, light fittings (except the large fitting in the living room), and integrated kitchen appliances will be included in the sale. Freestanding appliances are available by separate negotiation.







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 35 minutes, with the A1, city bypass, central motorway network, and Edinburgh International Airport all readily accessible.

Please note, some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

éspc

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

