

21 Boggs Holdings

PENCAITLAND, TRANENT, EH34 5BD



A CHARMING COUNTRYSIDE TWO BED DETACHED HOME WITHIN THREE ACRES OF SCENIC LAND



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THE PROPERTY

Nestled within approximately three acres of picturesque countryside in the sought-after area of Pencaitland, Tranent, this charming two-bedroom detached home offers the perfect blend of rural tranquillity and excellent accessibility to Edinburgh city centre.

Internally, the property is beautifully presented and full of character. The spacious living room features a cosy log burner, creating a warm and inviting atmosphere, while the generously sized kitchen offers excellent space for both day-to-day living and entertaining. A bright conservatory further enhances the living accommodation and provides the perfect space to relax and enjoy the surrounding countryside.





THE PROPERTY

The standout feature of the home is undoubtedly the stunning principal bedroom, complete with floor-to-ceiling windows framing breathtaking countryside views, alongside its own log burner for added comfort and charm.

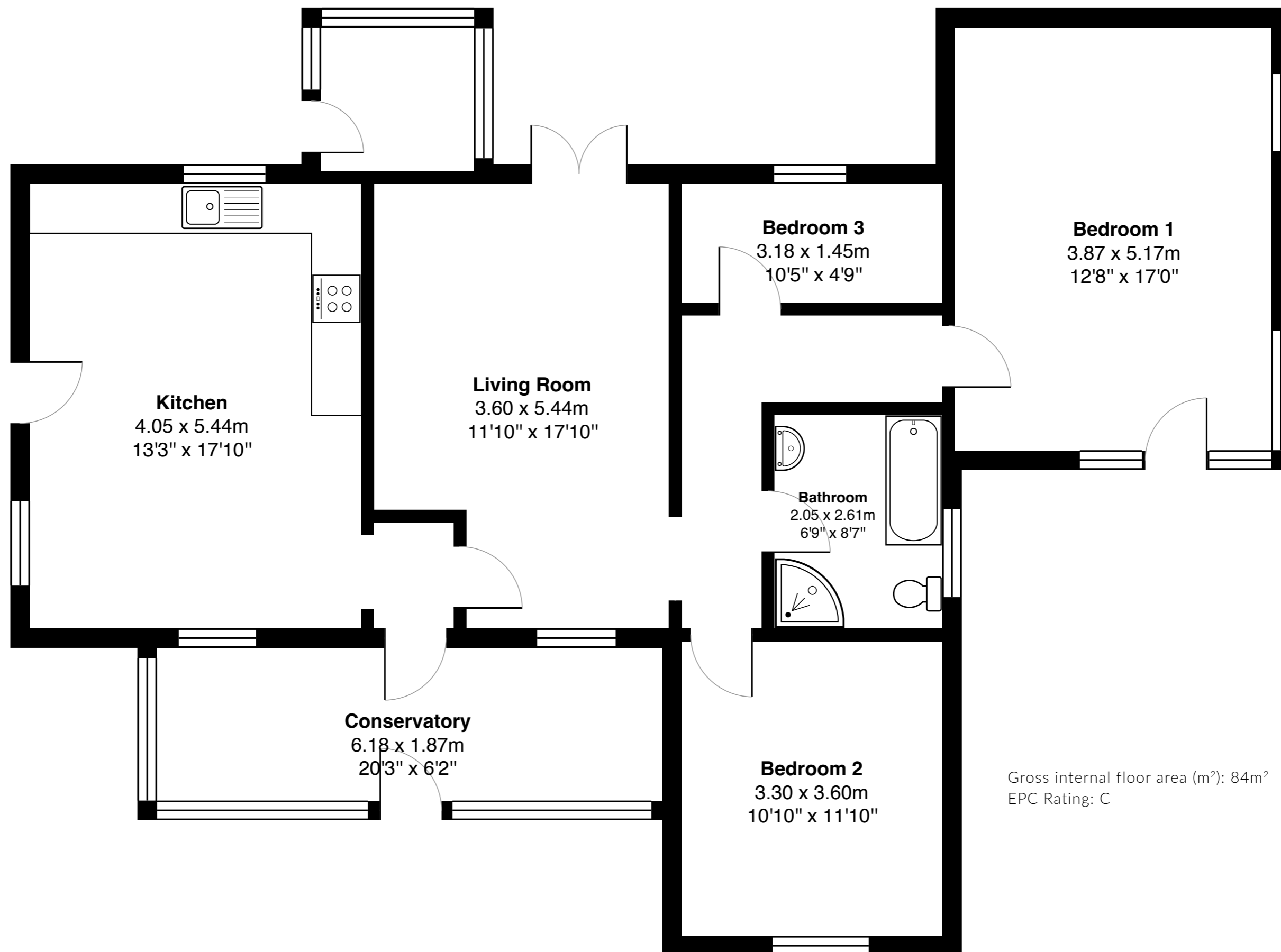
The property also benefits from a newly renovated bathroom finished to a modern standard, driveway parking, solar panels, solar storage battery, and a 14 year FiT tariff, helping to significantly reduce electricity costs and improve energy efficiency.











THE PROPERTY

Surrounded by scenic open views, the property provides an idyllic lifestyle opportunity with extensive outdoor space, outbuildings, and land currently home to farm animals, ideal for those seeking a semi-rural lifestyle while remaining within easy commuting distance of the city. Offering a rare combination of land, privacy, character, and convenience, this is a truly unique home that must be viewed to be fully appreciated.



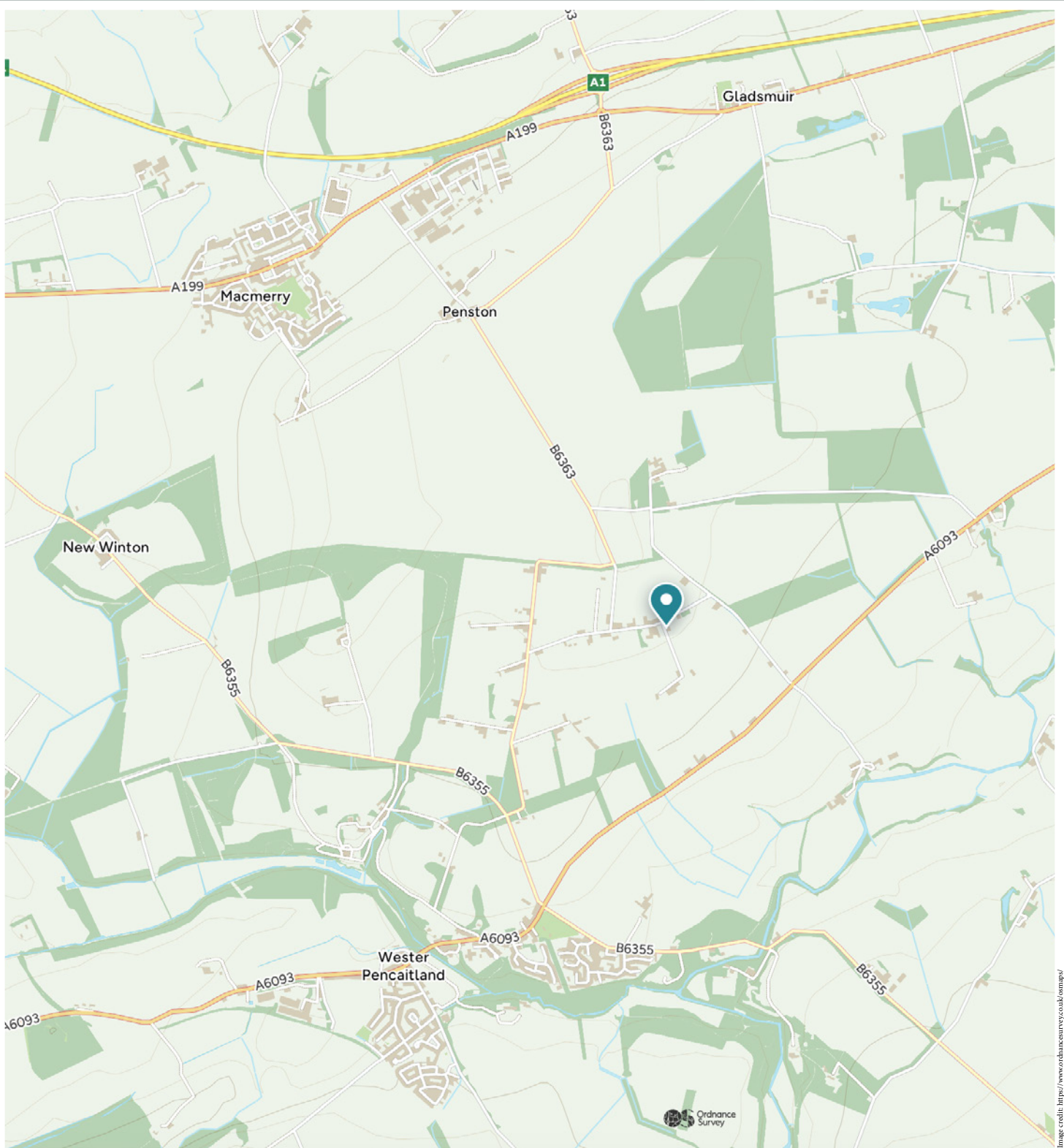




THE LOCATION

Tranent is situated on the A199, two miles from the coast and minutes from the A1. Surrounded by open countryside, it provides ready access to East Lothian's attractions and fine golf courses. The town has a well-established High Street with banks, shops, and amenities. Further shopping is available in Musselburgh and at Fort Kinnaird in Newcraighall. Tranent's popularity with commuters is due to excellent bus services to the city centre (approximately ten miles away) and surrounding areas, along with a network of roads. Rail connections are available at Prestonpans, Wallyford, and Musselburgh. The town also offers schools for all ages and several leisure facilities, including a swimming pool.





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THE SUNDAY TIMES
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