




McEwan Fraser Legal

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2 Newtown Cottage
The Boggs Holdings

PENCAITLAND, EAST LOTHIAN, EH34 5BB

Pencaitland

EAST LOTHIAN

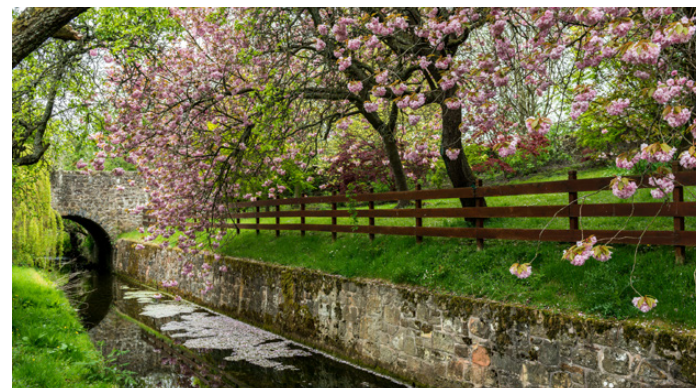
Pencaitland south of Edinburgh, reached by either the A68 or A1, is a truly delightful, peaceful village in the heart of the rolling countryside of East Lothian and a highly desirable place to live.

The area all around is beautifully open and typified by tall mature trees, hedgerows and neatly cultivated fields.

The atmosphere is rural, yet Edinburgh's City Centre is only fourteen miles away and is an easy commute. Haddington lies six miles to the east and Tranent is a little over five minutes en route to the City, whilst Dalkeith is also close by.

In the heart of the village, there are a number of small shops and pub catering for most daily requirements, as well as the local primary school and a Post Office. A variety of shopping facilities are easily accessible in the pretty county market town of Haddington where there are numerous shops, cafes and restaurants and a farmers market. There are numerous supermarkets in the area as well as large shopping complexes at Fort Kinnaird and Straiton or in nearby Tranent.

There are excellent public transport links to Edinburgh and elsewhere throughout East Lothian. The City Bypass, A68 and A1 are excellent road links to the west and north of Scotland as well as to England. The local roads network allow ready access to East Lothian's many attractions such as the beaches, coastal towns and fine golf courses. There are several leisure facilities in Haddington, Tranent, and Dunbar.



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An excellent opportunity has arisen to acquire this unique two bedroom semi-detached cottage, which is well located within the rural yet easily accessible East Lothian village of Pencaitland. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: internal hallway with an over-head meter cupboard and a bright and spacious dual aspect lounge/diner with feature wooden beams, a log burning stove with grand surround and access to the front and rear garden through double sliding doors. The fully fitted, partially tiled kitchen/diner has an extractor hood and a pantry area, which also houses the boiler and the rear hallway allows access to the rear garden through the lean-to greenhouse.

Finally, there are two spacious double bedrooms and a three-piece, partially tiled family shower-room, installed approx. 2014 while benefiting from a corner shower cubicle.

Attic: a must-see floored attic, which is accessed via a fixed staircase in the kitchen/diner, making for more than adequate additional storage space. Here you will find the Velux window floods the space with natural light and there is also convenient access into the eaves.

This property also benefits from; Calor gas heating system, newly installed approx. November 2018, a mixture of double glazed windows with secondary glazed single glazed windows throughout and private garden grounds to the front, side and rear of the property, including a patio and two decked areas to the rear.

The double driveway, which is accessed via a communal lane, provides secure off-street parking for up to 8 cars.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



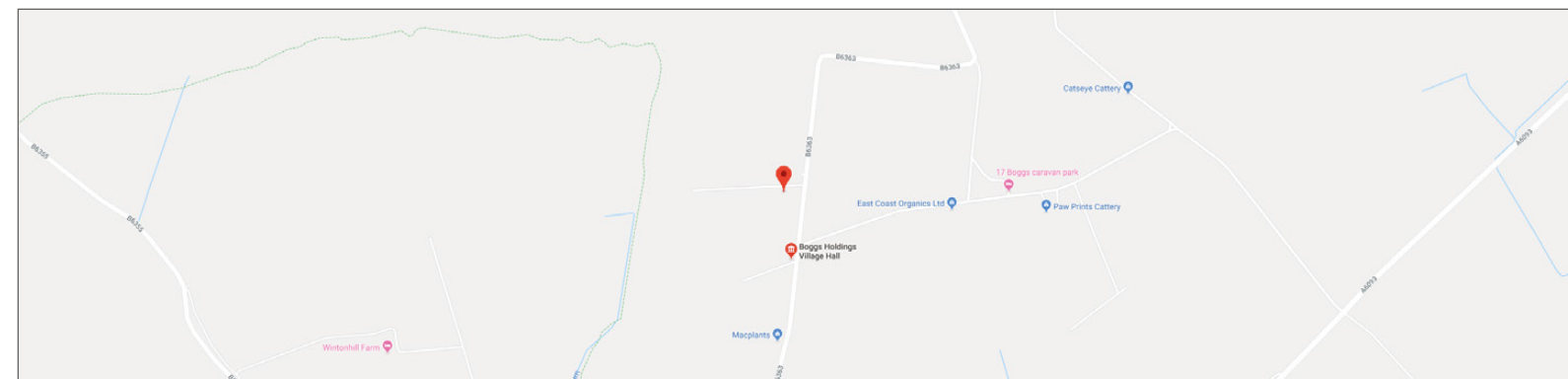
Approximate Dimensions (Taken from the widest point)

Living Room	7.40m (24'3") x 5.15m (16'11")
Kitchen	5.55m (18'3") x 3.85m (12'8")
Sun Room	4.30m (14'1") x 2.40m (7'10")
Bedroom 1	3.74m (12'3") x 2.70m (8'10")
Bedroom 2	3.76m (12'4") x 2.72m (8'11")
Bedroom 3	4.92m (16'2") x 2.40m (7'10")
Bathroom	1.98m (6'6") x 1.88m (6'2")

Gross internal floor area (m²): 106m²

EPC Rating: E

Extras (Included in the Sale) : Garden shed, range cooker, fridge/freezer, washing machine, tumble dryer and all fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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