

# 30 Pringles Place

PENCAITLAND, TRANENT, EAST LoTHIAN, EH34 5BT



*An impressive four-bedroom detached family home on the edge of Pencaitland, offering flexible living space*



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McEwan Fraser Legal is delighted to present this impressive four-bedroom detached house, forming part of an attractive modern development in Pencaitland. Surrounded by open countryside, the development enjoys a wonderful semi-rural feel while remaining within easy reach of the village and its amenities. Presented to the market in excellent internal order, the property occupies a beautifully landscaped plot and offers generous, flexible accommodation ideally suited to modern family life. A particular feature is the converted garage, which has created an additional public room, which could be easily adapted to serve as a spacious home office, a family room, a playroom, or a fifth bedroom if required.

# THE LOUNGE



The ground floor provides two excellent living spaces alongside a superb dining kitchen. The main living room is bright, spacious and neutrally decorated, with generous floor space allowing plenty of flexibility for different furniture configurations.

# THE KITCHEN/DINER



The impressive kitchen spans the full width of the property and provides a fantastic social space at the heart of the home. There is ample room for a large dining table and additional informal seating alongside a well-equipped fitted kitchen with an excellent range of base and wall-mounted units. French doors open directly onto the south-facing rear garden, creating a natural connection between the indoor and outdoor living spaces.





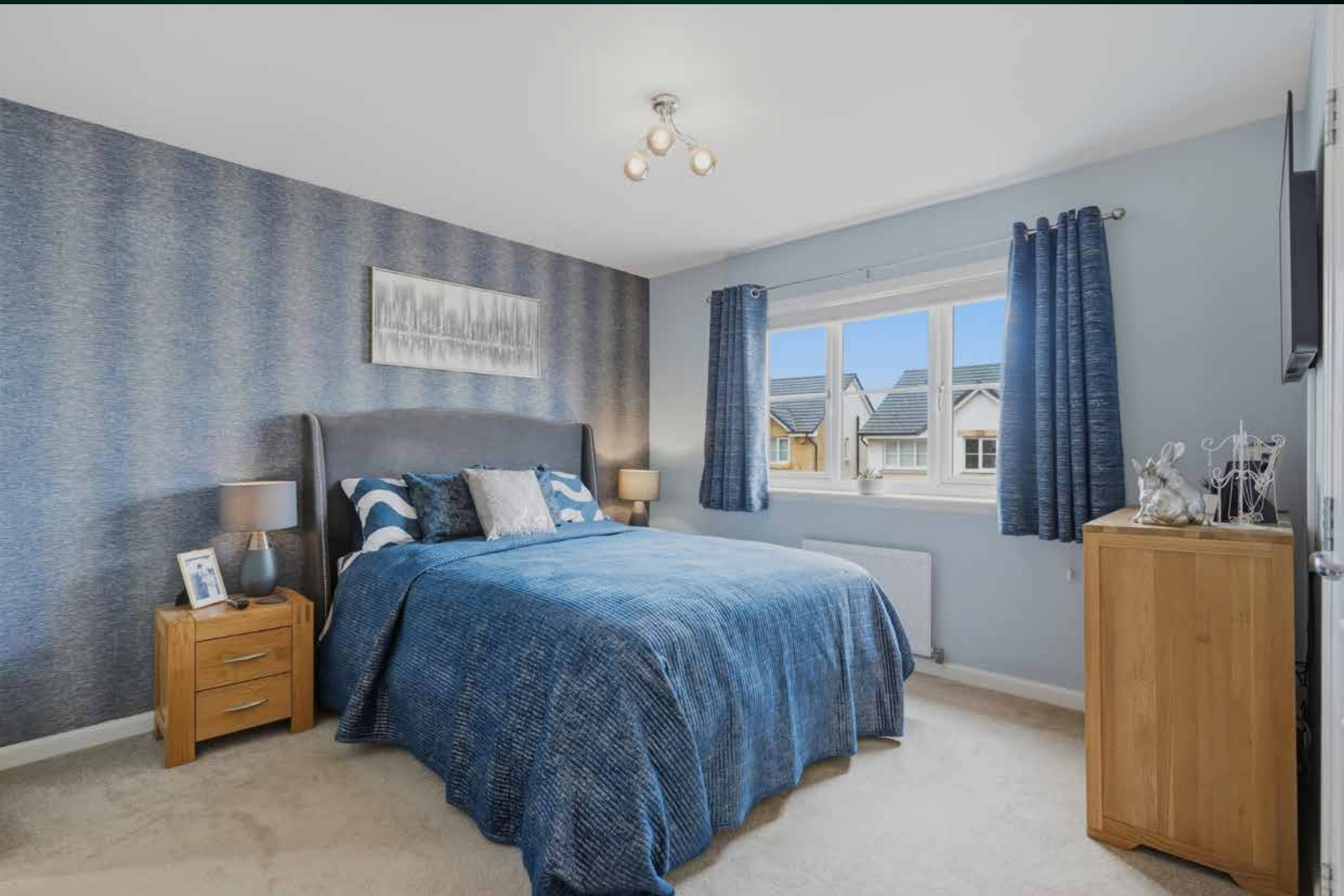
Upstairs, the first-floor landing gives access to four bedrooms, the family bathroom, and a large fully floored loft with power and an integrated access ladder. The principal bedroom is a particularly generous double, with ample space for a full range of freestanding furniture, a large walk-in wardrobe and a stylish ensuite shower room. The second bedroom also benefits from a fitted wardrobe and its own ensuite shower room. Bedroom three is another generous double, while bedroom four is a well-proportioned single bedroom, ideal for a child's room, nursery or additional home office. The bathroom is partially tiled and enjoys a three-piece white suite.

Further benefits include gas central heating, double glazing, and south-facing solar panels, helping to create a comfortable and energy-efficient family home.

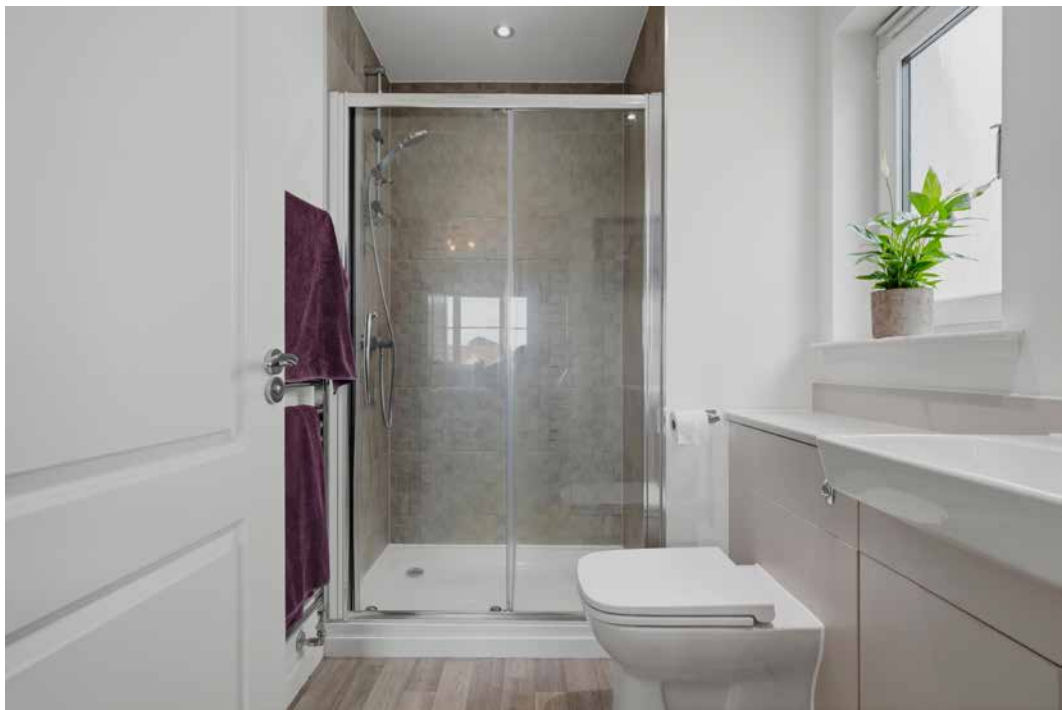
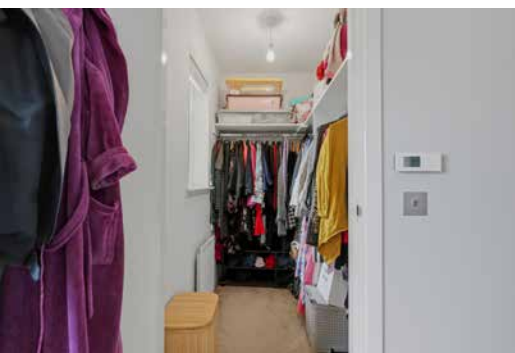
## THE BATHROOM



# BEDROOM 1



ample space for a full range of freestanding furniture, a large walk-in wardrobe and a stylish ensuite shower room



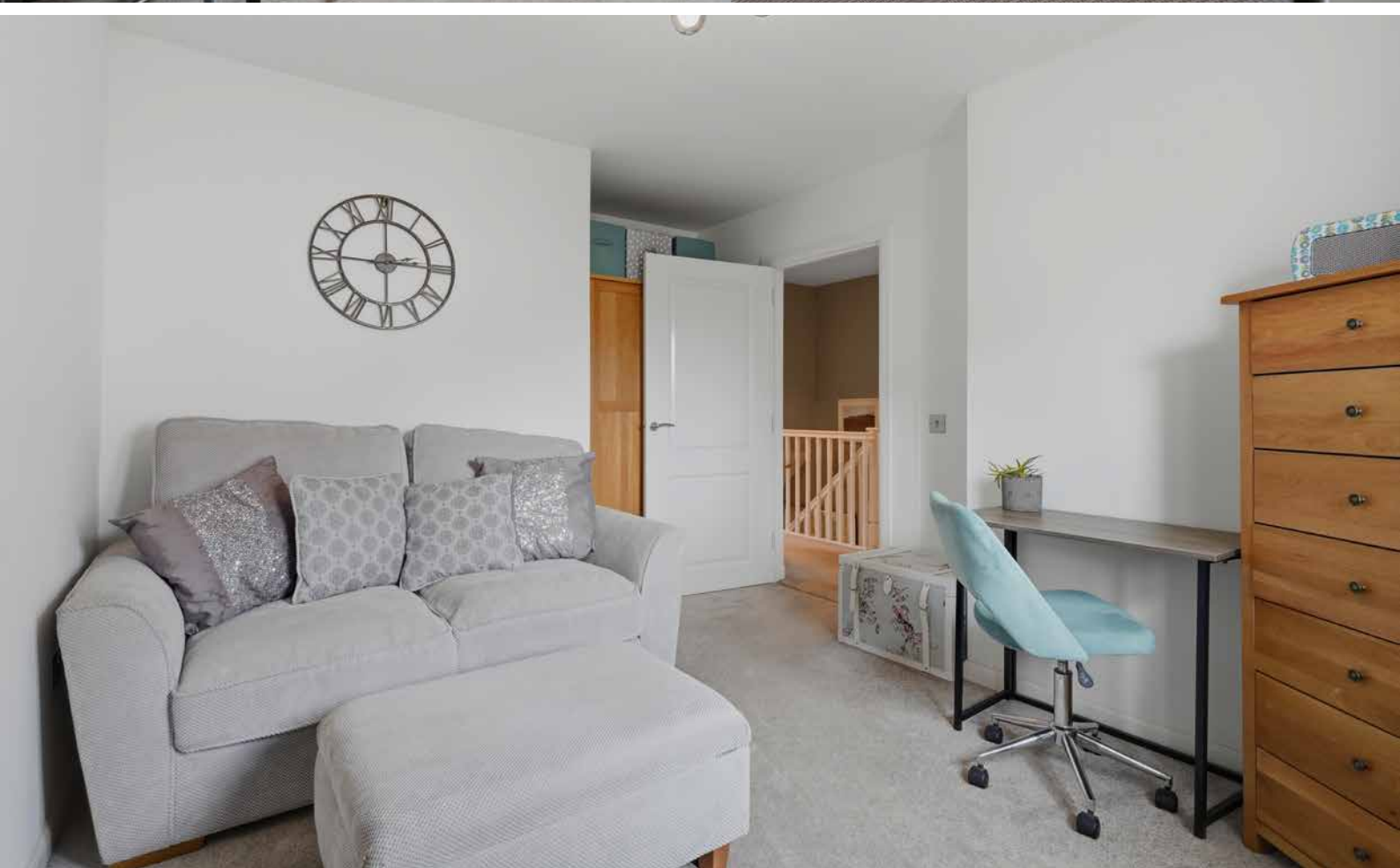
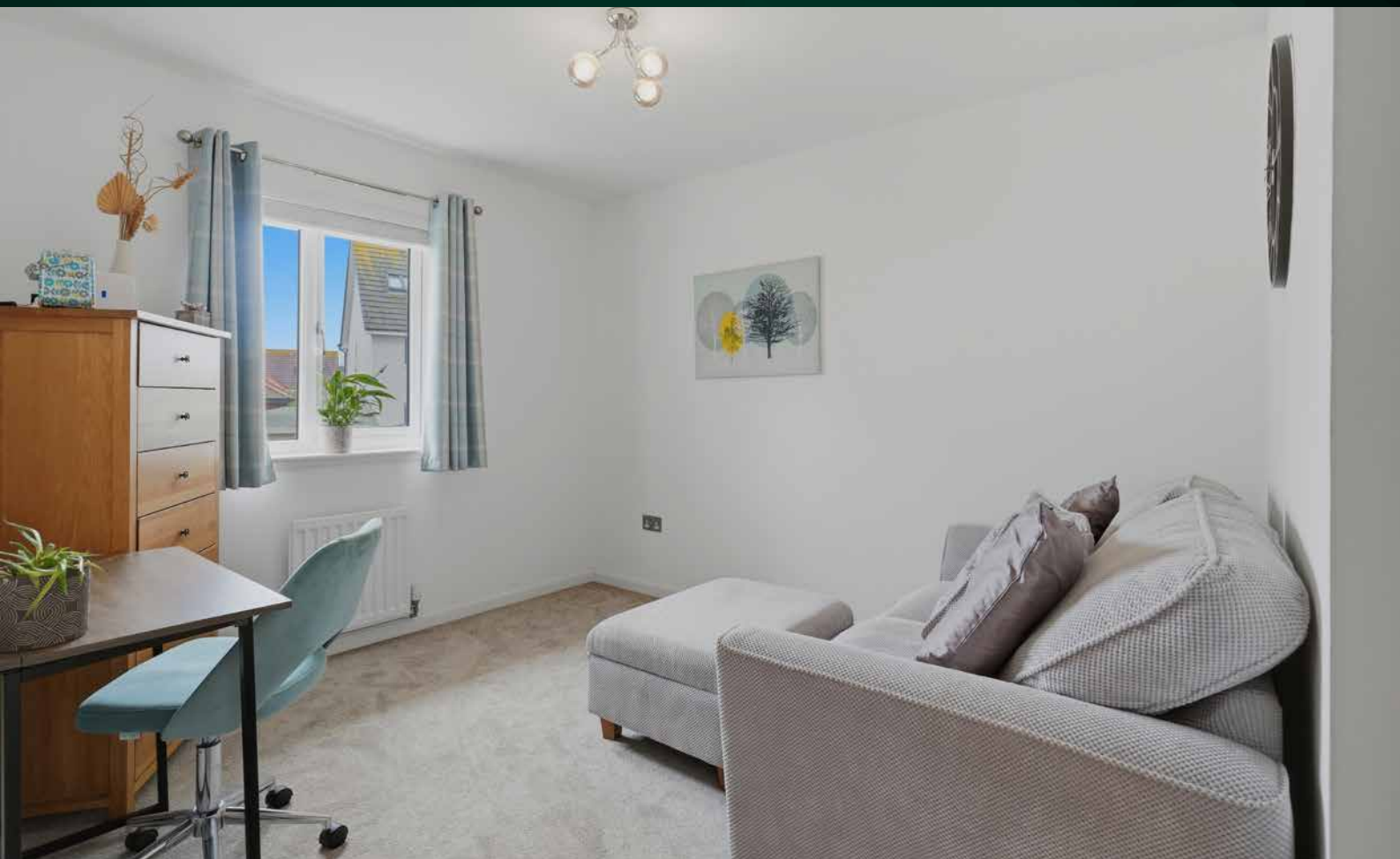
# BEDROOM 2



benefits from a fitted wardrobe  
and its own ensuite shower room



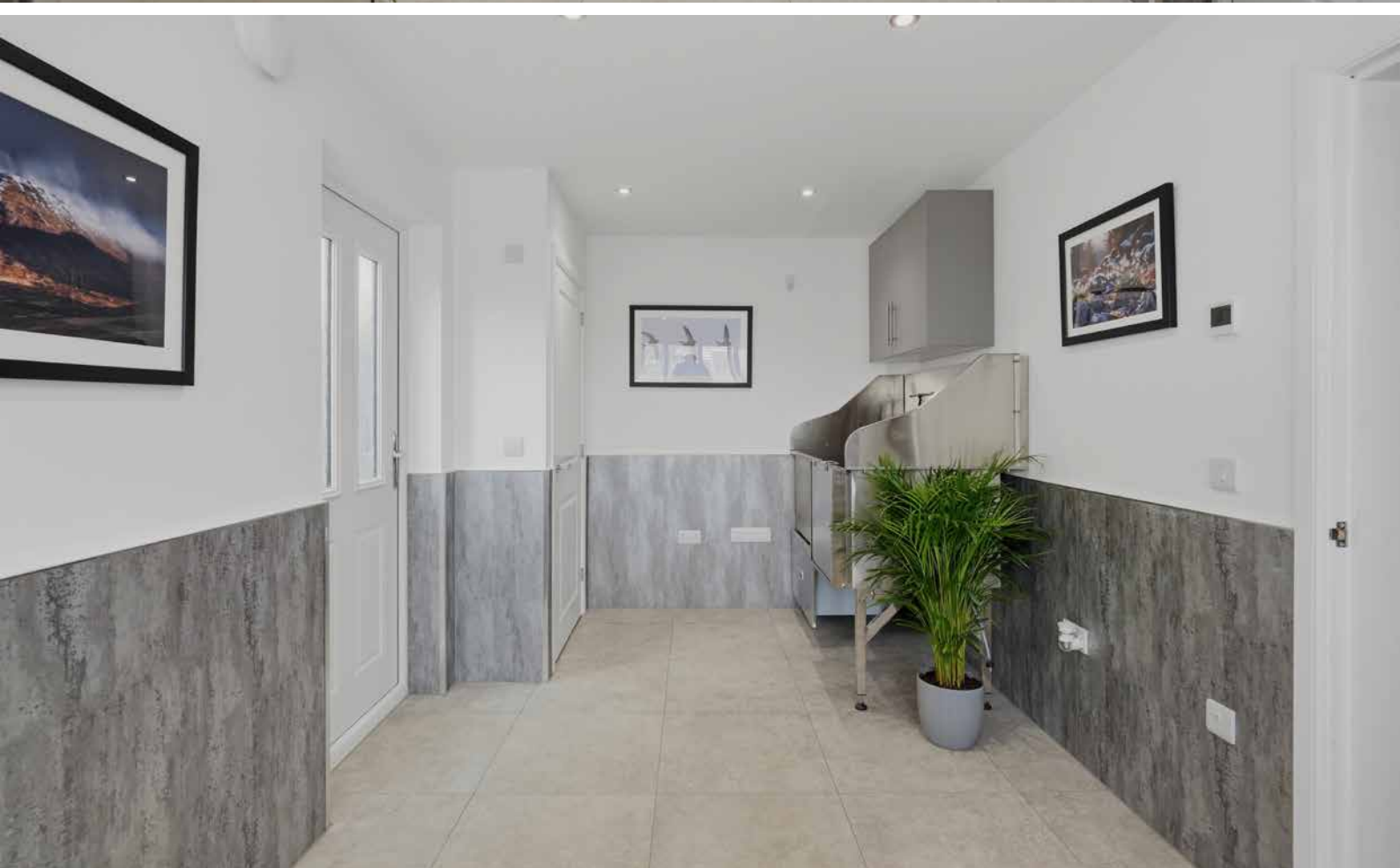
# BEDROOM 3



# BEDROOM 4



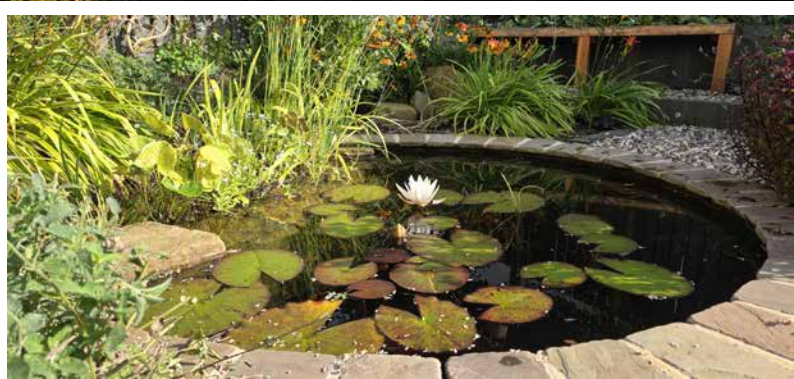
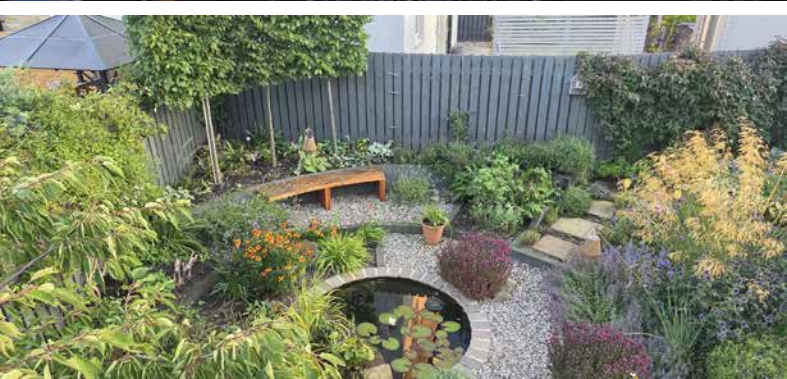
# THE PUBLIC ROOM



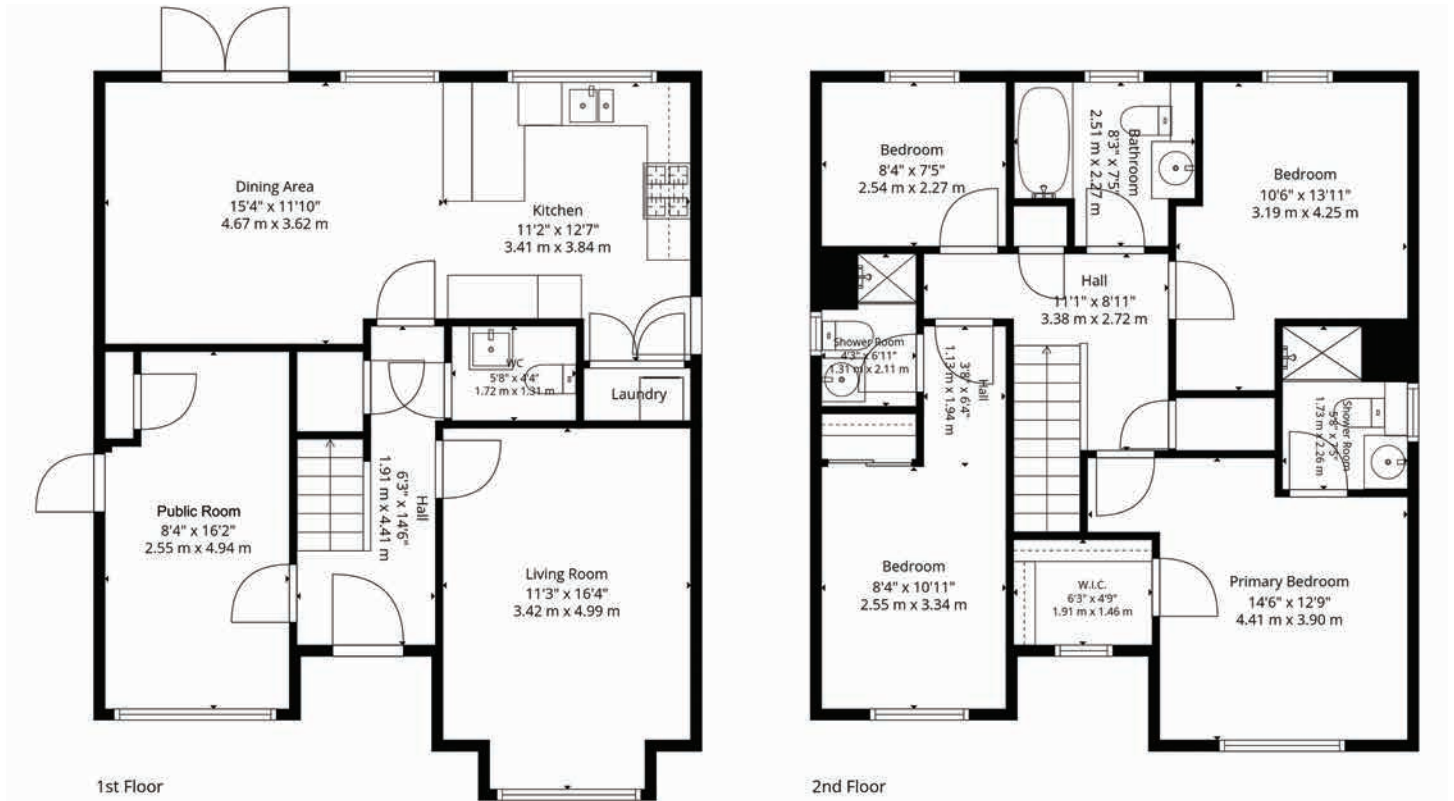
Externally, the property sits back from the road behind an attractive mature front garden, with a driveway providing off-street parking for two cars. To the rear, the beautifully landscaped south-facing garden is a real highlight of the property and a natural suntrap. An extensive patio provides plenty of space for outdoor dining and entertaining, while a pond, established planting and mature flower beds combine to create a wonderfully private and attractive garden that comes into its own during the summer months.

# EXTERNALS



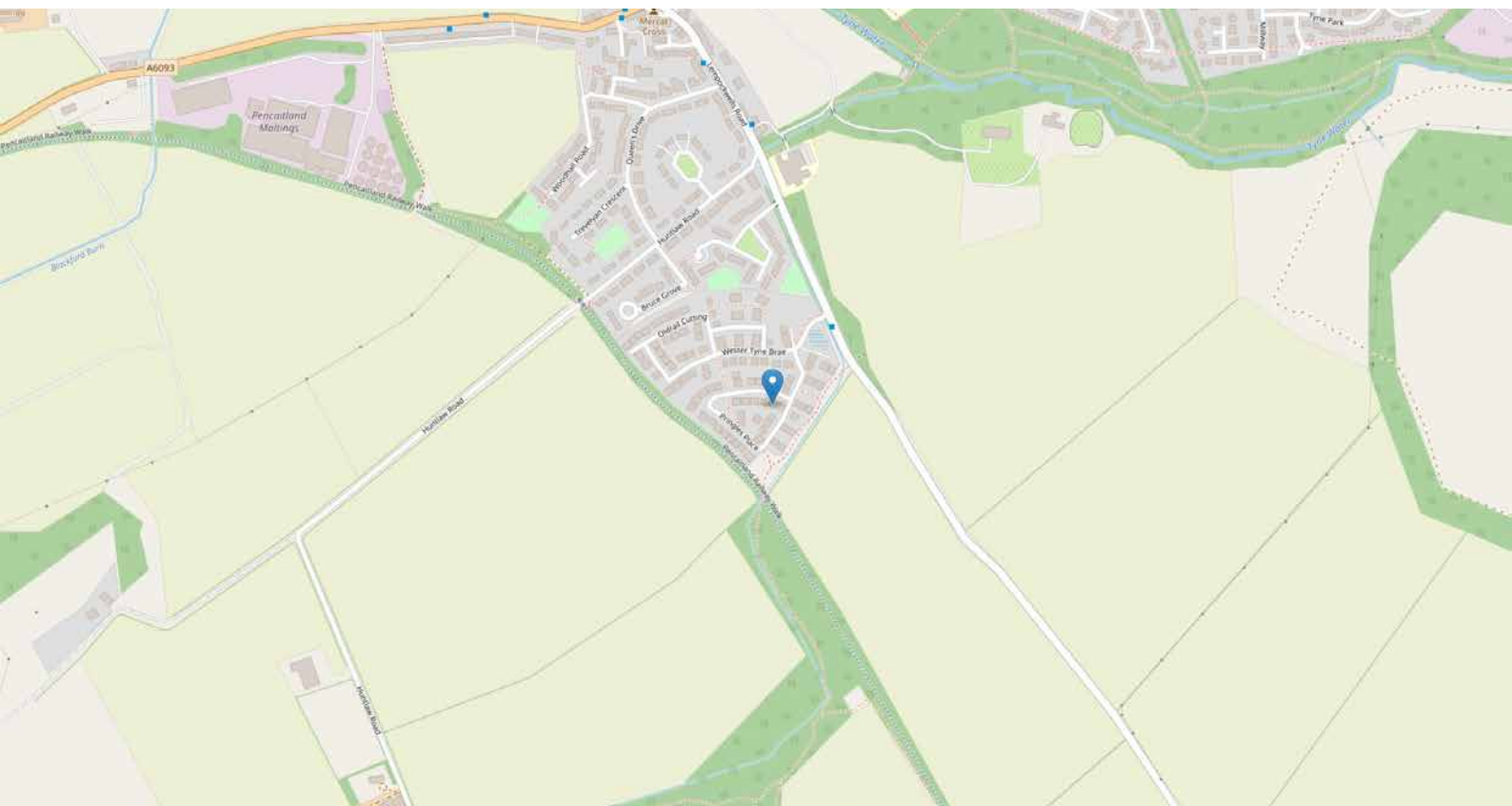


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 141m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Pringles Place is situated within the attractive East Lothian village of Pencaitland, a popular location offering an appealing balance of peaceful village life, beautiful surrounding countryside and convenient access to Edinburgh and the wider region. The village itself provides a good range of everyday amenities, including a local shop, primary school and community facilities, while the surrounding area offers numerous opportunities for walking, cycling and outdoor recreation. The nearby village of Ormiston, and the towns of Tranent and Haddington provide a broader selection of shops and services, with Haddington in particular offering supermarkets, independent retailers, cafés, restaurants, leisure facilities and a range of professional services.





For more extensive shopping and leisure facilities, Fort Kinnaird Retail Park is readily accessible and offers a wide variety of major retailers, supermarkets, restaurants and a multiplex cinema. Edinburgh city centre is also within comfortable commuting distance, making Pencaitland particularly appealing to those looking to enjoy a more relaxed semi-rural setting without sacrificing access to the capital.

The area is well placed for exploring everything East Lothian has to offer, including its renowned coastline, beaches, golf courses and picturesque towns and villages. Gullane, North Berwick and the beaches around Longniddry and Aberlady can all be reached relatively easily by car.

Transport connections are good, with road links providing straightforward access towards Edinburgh, the Edinburgh City Bypass and the A1. Regular bus services connect Pencaitland with surrounding towns and Edinburgh, while rail services are available from nearby Wallyford and Longniddry, providing further options for commuters.

Families are also well catered for, with Pencaitland Primary School serving the village and secondary education available at Ross High School in Tranent. Combined with the village atmosphere, surrounding countryside and accessibility of Edinburgh, Pringles Place offers an excellent location for buyers seeking the best of both rural and city living.



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