



40 QUEENS DRIVE
PENCAITLAND, EAST LOTHIAN
EH34 5AP



2 BED



1 BATH

Sought-after and attractive 2-bedroom mid-terrace bungalow with private gardens, offering fantastic scope to extend or put your own stamp on it.

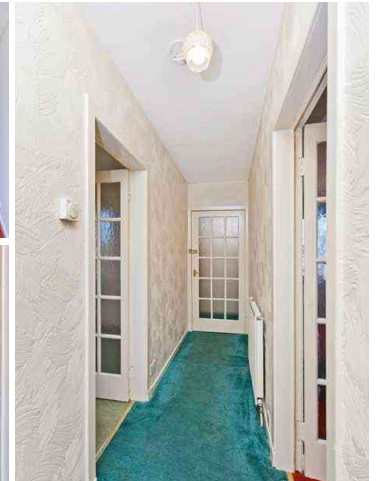


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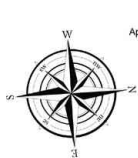
THE PROPERTY

- Entrance vestibule that leads to the hall with good built-in storage
- Spacious lounge, arranged around a focal fireplace, with views over the front garden
- Family-sized fitted kitchen, with ample wall and base units, a free-standing cooker and space for appliances. It enjoys access and views to the sunny back garden
- 2 Double Bedrooms, both with built-in wardrobes
- Family bathroom (in need of modernisation) with a 3-piece-suite
- Excellent storage space in the attic and could be converted to extra living space with the necessary planning consent
- Double glazing and gas central heating throughout
- Covered external hallway, leading from the front to the back garden and ideal for garden storage space
- Fully enclosed, west-facing back garden, with a shed, walkways, lawn and shrubs. A large and fully enclosed front garden, enjoying low maintenance landscaping.
- Extras: The garden shed, free-standing cooker, curtains and blinds are included in the sale.
- EPC Rating - D

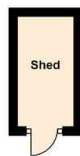


LOCATION

Picturesque Pencaitland is a prosperous village nestled in the unspoilt East Lothian countryside, only 12 miles from the heart of the capital. The quaint village has developed around the Tyne Water, with a 16th century bridge still linking the two sides. The village itself offers a primary school, church, pub and basic shopping. The surrounding countryside offers ideal walking, cycling and horseback trails and Pencaitland Park is the perfect place for picnics. Haddington is only 5 miles away and offers extensive shopping and amenities, including a range of shops and super markets, banks, cafés, pubs, restaurants, galleries, hardware shops, garages, a state-of-the-art library, primary and secondary schools, some further education and sports clubs. The village offers regular bus services to Edinburgh and 30-minute car journey will take you to the city centre. Pencaitland is an ideal location for picture perfect country living, but still within easy reach of Edinburgh.



Ground Floor
Approx. 80.2 sq. metres (862.9 sq. feet)



Total area: approx. 80.2 sq. metres (862.9 sq. feet)

Approximate Dimensions (Taken from the widest point)

Lounge	4.71m (15'5") x 3.76m (12'4")	Bedroom 2	3.29m (10'10") x 3.15m (10'4")
Kitchen	3.77m (12'4") x 3.22m (10'7")	Bathroom	2.03m (6'8") x 1.77m (5'10")
Bedroom 1	4.19m (13'9") x 2.77m (9'1")		



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.