



McKinnon Forbes
Estate Agents & Solicitors

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5 DOVECOT WAY
PENCAITLAND



“Well presented 4-bedroom detached villa with double garage, set in a quiet cul de sac”



5 DOVECOT WAY, PENCAITLAND EH34 5HA

Well presented 4-bedroom detached villa with double garage & driveway is set in a quiet cul de sac with gardens within the charming and sought after East Lothian village of Pencaitland. This property offers spacious flexible family accommodation for the growing family and the accommodation comprises: on the ground floor: enter into the large light and airy hallway with cloakroom/WC off, fabulous sitting room with feature fireplace, separate dining room with sliding doors leading to the stylish fitted kitchen with integrated appliances (hob, double oven, cooer hood, fridge, dishwasher & washing machine). Door from the kitchen leads to the side porch/conservatory with patio doors leading to the garden, as well as a door leading to the double garage. On the lower landing are 2 double bedrooms with fitted wardrobes as well as a family bathroom with shower over the bath. On the upper landing are 2 further double bedrooms, 1 with fitted wardrobes and 1 with cupboard off as well as access to the floored attic space. The property benefits from oil central heating and double glazing and included in the purchase price are all fitted floor coverings, blinds, curtains and light fittings. The sofa, chair and desk can be left if required. The property is surrounded by good size gardens including paved patio areas with garden hut, and there is a double garage with driveway providing ample off-street parking. Viewing of this charming property is highly recommended.





The property is located in the pretty picturesque and sought-after rural village of Pencaitland set in the beautiful East Lothian countryside. The village includes a well-respected nursery and primary school, church, post office, together with Pencaitland Park. Haddington and Tranent are both within easy reach providing more extensive facilities including secondary schooling and Edinburgh within commuting distance. There is ready access to public transport within the village and the nearest railway station is only 5 miles away. The village is surrounded by picturesque countryside and the stunning coastline of East Lothian is a short journey away. Recreational activities include scenic walks and there are several golf courses within the area. Nearby Tranent also boasts the Loch Centre sports and community complex, with a 25m swimming pool, gym and children's play area. There is easy access to the A1 and City By-pass linking with Dunbar to the east, and many parts of Edinburgh to the west including the international airport.

“Located in the pretty, and sought after rural village of Pencaitland”





VIEWING

Please contact our Tranent Office on 01875 611211







CLOSING DATE FOR OFFERS

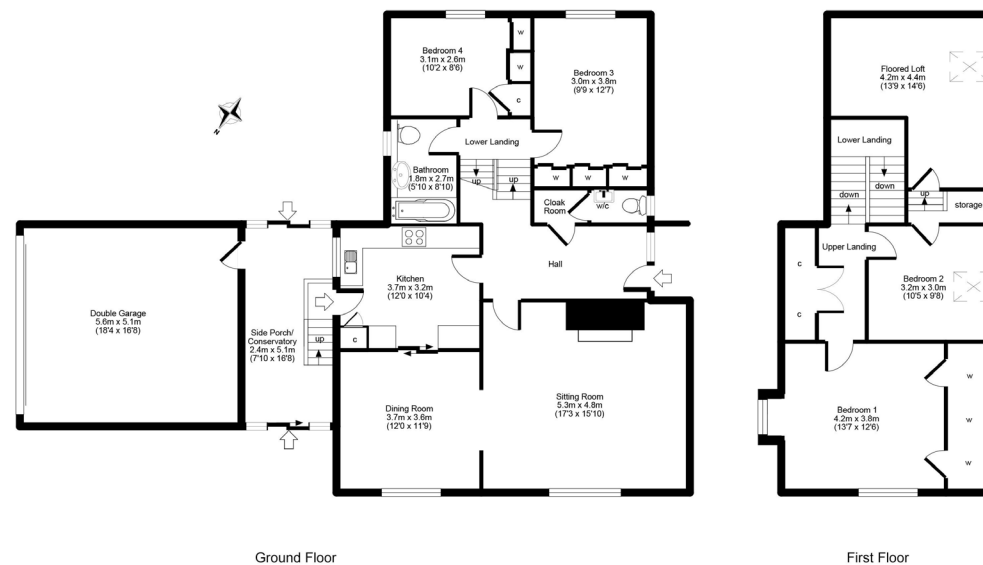
Interested parties should contact the selling agents as soon as possible so as they may be advised in the event of an early closing date being fixed.

ACCESS FOR SURVEYORS

Contact Selling Agents – 01875 611 211

KEY FACTS

Bedrooms	4	
Reception Rooms	2	
Bathrooms	1	
Parking	Double Garage & Driveway	
EPC Rating	D	
Council Tax	F	



5 Dovecot Way Pencaitland EH34 5HA

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NOTE:

All services throughout the property are UNTESTED. Any purchaser must satisfy themselves with the condition of any central heating boilers, radiators, and all other installations. Every care has been taken in the preparation of these particulars. However, no warranty can be given for the accuracy of the details contained herein.

Whilst these particulars have been carefully prepared and are believed to be correct, they are not warranted and do not form part of any contract to follow here on. If any particulars aspect is of relevance to you please contact this office for verification particularly if you are travelling some distance to view.