

SIMPSON & MARWICK



40 Boggs Holdings, Pencaitland, East Lothian, EH34 5BJ



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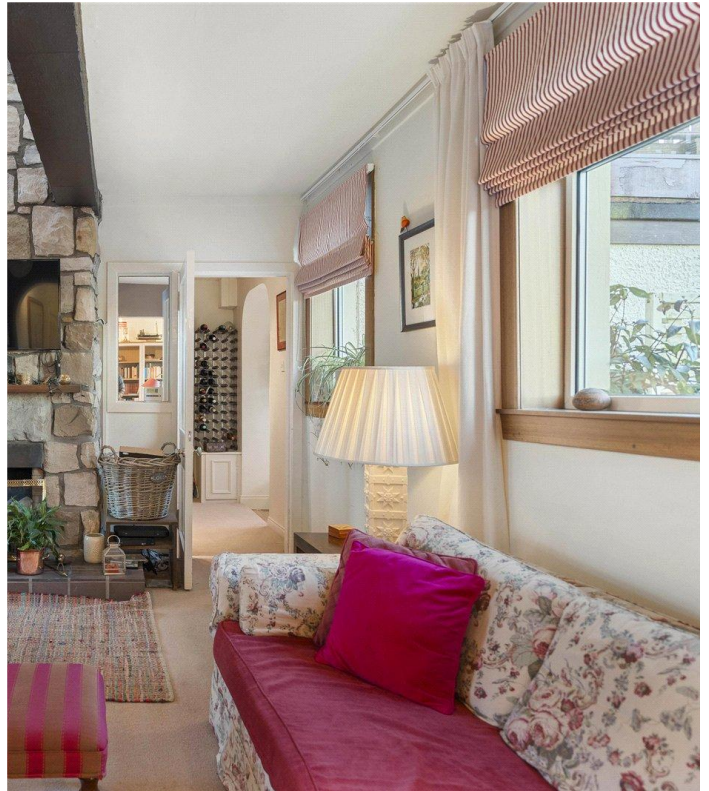
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EPC: G (17)

Council Tax - G

Where countryside tranquillity meets spacious, versatile family living.



- Spacious four-bed detached family home with outstanding rural views
- Generous dining area
- Bright breakfasting kitchen with shaker cabinetry & garden access
- Large sunny conservatory overlooking mature grounds
- Airy sitting room with dramatic double-height stone fireplace
- Ground-floor double bedroom & shower room
- Principal bedroom with walk-in wardrobe, en-suite & private balcony
- Two further bedrooms plus additional office/optional small bedroom
- Utility/laundry room & separate home office
- Long gated driveway & extensive mature gardens
- Substantial outbuildings including a large annexe & a barn
- Air source heating

40 Boggs Holdings is a fantastic four-bedroom detached family home set within beautifully mature grounds and enjoying uninterrupted rural views across the East Lothian countryside.

On entering the property, a welcoming vestibule leads into a generous dining area with charming, exposed beams. From here, the home flows through to the spacious and bright breakfasting kitchen, featuring country-style shaker cabinetry and direct access to the garden. A large, sunny conservatory provides an exceptional space to relax while feeling fully immersed in the surrounding greenery. Off the kitchen sits a substantial utility/laundry room and a practical home office. The airy sitting room is an impressive space, centred around a striking stone fireplace that rises dramatically to the second floor. Expansive windows and generous ceiling height bathe the room in natural light, creating a warm and inviting atmosphere. Completing the ground floor are a well-proportioned double bedroom and a shower room.

Upstairs, the landing itself is a beautiful feature, with multiple windows framing sweeping views of the countryside. The principal bedroom is exceptionally spacious, offering large windows, picturesque outlooks, a generous walk-in wardrobe, French doors opening onto a private balcony, and an en-suite shower room. There are two further bedrooms on this level, along with an additional office space that offers flexibility for use as a small third bedroom or alternative purpose. A contemporary family bathroom completes the internal accommodation.

Externally, the property is equally impressive. A long-gated driveway leads to extensive, mature gardens rich with established planting, manicured lawn, trees, raised vegetable beds, a wooden pergola, and a greenhouse — a haven for keen growers and nature lovers alike. The property also benefits from substantial outbuildings, including a large annexe with scope for further development, and a separate large barn currently housing a skating half-pipe but ideal as a workshop or future conversion opportunity.

A truly exceptional rural home offering space, versatility, character, and outstanding countryside views — perfect for families seeking a peaceful East Lothian lifestyle.

Location

Pencaitland is an attractive rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, a post office, a recently refurbished village gastro pub and excellent walks in the area. There is a good village primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh. A Tesco supermarket is available in Haddington some 10 minutes away by car and there is also a supermarket in Tranent. There is easy access to the City Centre some 40 minutes away, the City Bypass and Edinburgh International Airport.

Fixtures and Fittings

All fitted floor coverings, light fittings, window coverings, integrated hob, ovens, microwave and freestanding fridge/freezer, are included in the sale of the property.

Viewing Details

By appointment contact Simpson & Marwick



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**40 Boggs Holdings
Pencaitland, East Lothian, EH34 5BJ**

Approx Gross Internal Area:
2712.5 Sq Ft (252 Sq M)

For Identification purpose only. Not to scale.
www.weare96.com



Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	