

7 WESTER TYNE BRAE

Pencaitland, East Lothian, EH34 5BP



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Enjoying a desirable setting on the fringes of Pencaitland, this charming detached dormer bungalow offers a beautifully designed contemporary home with excellent energy efficiency. Three double bedrooms are served by a principal en-suite shower room, a family bathroom, and a guest WC, while interconnected living and dining spaces flow onto an enclosed south-facing garden. A gated driveway with EV charging and a detached single garage provide ample private parking.



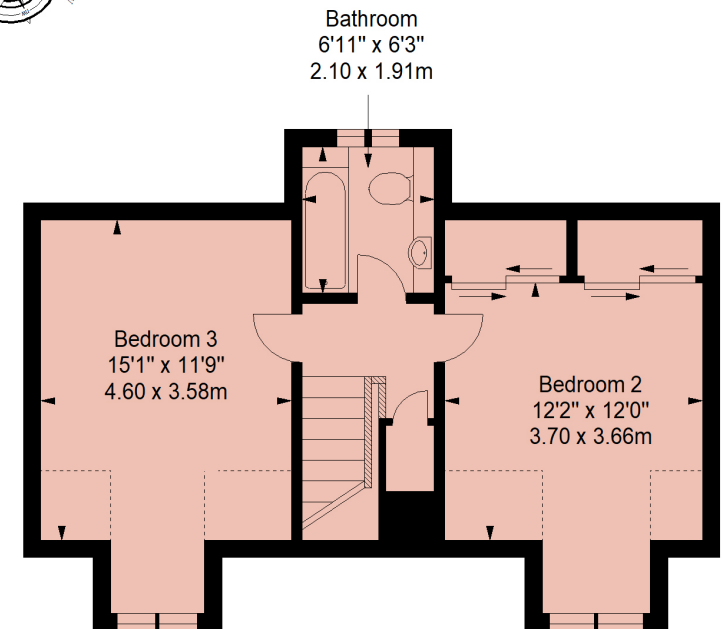
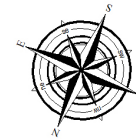
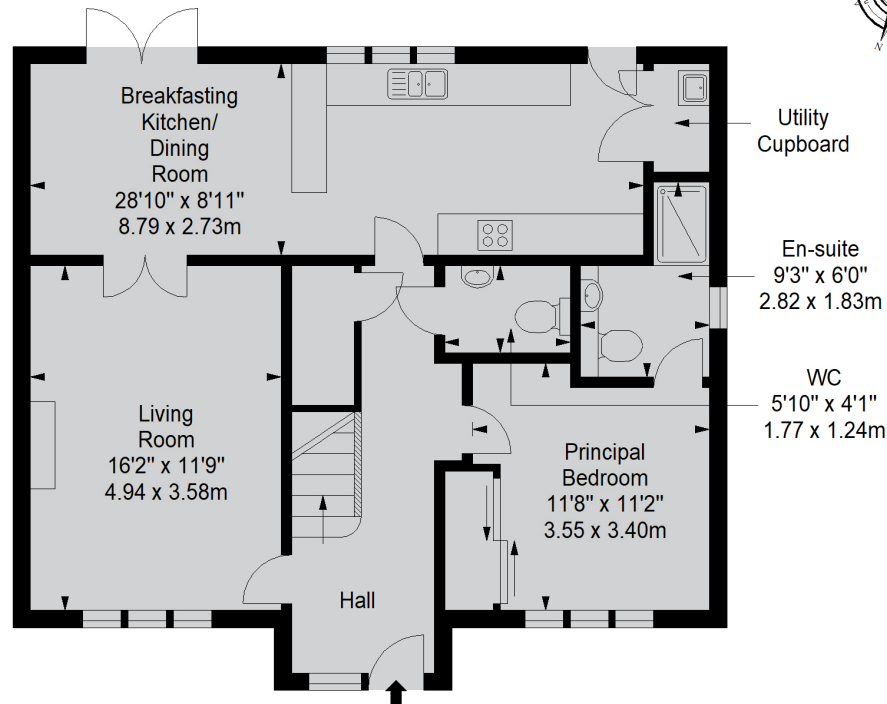
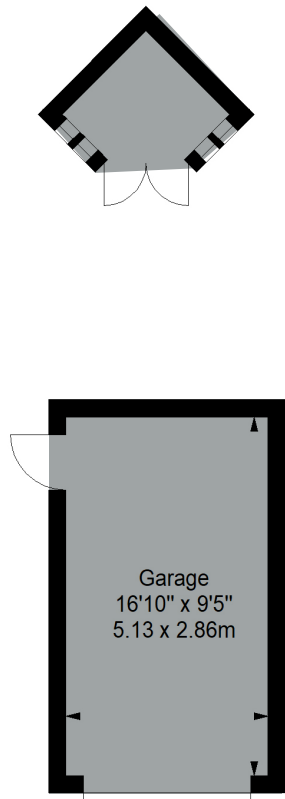
PROPERTY NAME
7 Wester Tyne Brae

LOCATION
East Lothian, EH34 5BP

APPROXIMATE TOTAL AREA:
123.8 sq. metres (1332.6 sq. feet)

Ground Floor -  First Floor -  Externals - 

The floorplan is for illustrative purposes. All sizes are approximate.



A STYLISH THREE-BEDROOM HOME

GENERAL FEATURES

- Stylish detached dormer bungalow
- Desirable setting on the rural fringes of picturesque Pencaitland
- Attractive residential community within a conservation village
- Local amenities include a primary school and convenience shopping
- Surrounded by idyllic East Lothian countryside
- Within easy reach of the coast and approximately 30 minutes from Edinburgh
- Beautiful contemporary interiors with excellent energy efficiency
- EPC Rating - B

ACCOMMODATION FEATURES

- Light-filled entrance hall with built-in storage and stylish guest WC
- Spacious living room with double doors to the kitchen & dining area
- Bright south-facing dining kitchen with two garden entrances
- Fully integrated appliances, a breakfast bar peninsula, and a discreet utility cupboard
- Ground-floor principal bedroom with a mirrored fitted wardrobe and bright en-suite shower room
- Two first-floor double bedrooms with dormer windows, one with two mirrored fitted wardrobes
- Bright family bathroom with a bath and overhead shower
- Gas central heating, solar panels, and double glazing throughout

EXTERNAL FEATURES

- Neat established front garden
- Enclosed south-facing rear garden
- Lawn, mature trees, and colourful planted borders
- Several peaceful seating areas and a charming timber summerhouse
- Private driveway with parking for three cars, including two behind secure gates
- Upgraded EV charging point
- Detached single garage offering additional parking and storage
- Gated access to a screened utility area for bins & gardening equipment



The delightful country home forms part of an attractive community in one of East Lothian's most charming conservation villages. The village is on a half-hourly bus route to the city centre, and walking is particularly good with easy access to the Pencaitland railway path and Winton Walks as well as local woodland. Pencaitland offers local amenities,

including a primary school, while idyllic countryside, the East Lothian coastline, and Edinburgh—approximately 30 minutes away by car—are within easy reach. Behind the symmetrical façade, crisp muted interiors are enlivened by bold colour, botanical patterns, and stylish finishes, while the established garden creates a private green oasis with a summerhouse.



A WARM WELCOME AWAITS

A light-filled entrance hall creates an uplifting first impression, with rich navy décor, plush carpeting, and built-in storage. A stylish guest WC features striking patterned wallpaper for a playful flourish.





THE LIVING ROOM

COMFORTABLE AND CONNECTED

Natural light streams into the spacious carpeted living room, where an olive-green accent wall adds warmth and personality. Glazed double doors open into the adjoining dining area, with the kitchen beyond and French doors to the garden, creating a clear sight-line through the reception spaces.





THE DINING KITCHEN





A SOCIAL FAMILY HUB

Facing south over the rear garden with two external entrances, the bright dining kitchen showcases Scandi-inspired minimalist styling, with streamlined taupe cabinetry complemented by warm wood-effect worktops and flooring. A casual seating peninsula complements the sociable layout, alongside an integrated oven, microwave, fridge-freezer, and dishwasher, plus a gas hob with a stainless-steel splashback and chimney hood. A utility cupboard provides a concealed, plumbed laundry area.



*THE BRIGHT DINING KITCHEN
SHOWCASES SCANDI-INSPIRED
MINIMALIST STYLING, WITH
STREAMLINED TAUPE CABINETRY*

THE BEDROOMS



A CONVENIENT GROUND-FLOOR

PRINCIPAL SUITE

Situated on the ground floor, the principal suite is well suited to guests, live-in relatives, or those seeking single-level living. The bedroom is elegantly presented with soft carpeting and a richly patterned feature wall, while a mirrored fitted wardrobe provides plentiful storage. Completing the suite is a naturally lit en-suite shower room, finished with tasteful neutral tiling and practical storage for toiletries.





*BRIGHT, SPACIOUS,
& VERSATILE*

FURTHER BEDROOMS

On the first floor, a landing leads to two further carpeted double bedrooms, both featuring characterful coombed ceilings and dormer windows. One is currently arranged as a generous home office and sitting room, enhanced by colourful accent décor, while the other benefits from two mirrored fitted wardrobes.



A BRIGHT AND STYLISH

FAMILY BATHROOM



The upstairs bedrooms are served by a bright, neutrally styled family bathroom, featuring excellent vanity storage and a bath with an overhead shower. A patterned tiled surround adds a distinctive finish.



IDYLLIC GARDEN



A neat front garden enhances the home's attractive approach, while the enclosed south-facing rear garden offers a wonderfully private outdoor retreat. A lawn, meandering paths, established trees, and richly planted borders create year-round colour, complemented by several seating areas and a charming timber summerhouse, perfect for quiet relaxation.



COLOURFUL, PRIVATE, AND SOUTH-FACING

The private driveway accommodates two cars behind secure gates, with space for a third vehicle in front. An upgraded electrical system serves the EV charging point, while the detached single garage provides further parking and storage.



PENCAITLAND

*SITUATED IN THE PICTURESQUE HEART
OF EAST LoTHIAN*

Pencaitland is a friendly and popular conservation village located a short drive from Tranent, Haddington, and Gifford. Whilst the village itself boasts convenience stores, a post office, and a pub, nearby Haddington plays host to further amenities, including large supermarkets, a monthly farmers market, and a charming selection of independent shops. There is a good village primary school in Pencaitland, with senior schools at Haddington and Tranent, and a great choice of prestigious independent

schools nearby, including The Compass School (primary) in Haddington, Belhaven Hill Prep School in Dunbar, and Loretto in Musselburgh. Winton Estate is on your doorstep and the woodland behind the property offers beautiful walks. The journey into Edinburgh city centre by car is approximately 35 minutes, with the A1, city bypass, central motorway network, and Edinburgh International Airport all readily accessible.



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All sizes are approximate.