

COULTERS[©]

2 WESTER TYNE BRAE

PENCAITLAND, EAST LoTHIAN, EH34 5BP

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

2 Wester Tyne Brae is a stunning 3 bedroom modern detached home on the edge of the sought-after, picturesque village of Pencaitland with lovely open views over the estate's common gardens and rolling farmland beyond. The quality and contemporary Scandi style of this property is immediately evident on entry with bright, minimalist decor including whitewashed engineered oak flooring throughout the ground floor and calm neutral decor.

The accommodation is beautifully presented with excellent free flowing living space and is flooded with natural light. The accommodation comprises in brief:

Ground floor: broad entrance hall with WC, understairs storage and access to all the principle ground floor rooms. To the front is a spacious dual aspect living room with open easterly views and double glazed doors to the sleek, contemporary kitchen/dining room, which has French doors to the rear garden. Also on the ground floor is a generous principle bedroom with a modern en suite shower room, built-in wardrobes and open views to the front.

First floor: there are two generous double bedrooms with good ceiling heights and lovely open views, which are served by a spacious modern bathroom.

KEY FEATURES



Stunning detached modern house with open outlook



Free-flowing and contemporary living accommodation



Large kitchen/dining room open to living room



Principle ground floor double bedroom with en suite



Two further double bedrooms with lovely views



Attractive landscaped garden, off street parking and garage



EPC Rating - B



Council Tax Band - F



Energy Efficiency

This attractive modern house is energy efficient with excellent insulation, double glazing and the added benefit of solar panels.

Outside

A real feature of the property is its lovely private position on the edge of the development with ample off-street parking and a useful detached garage, which has direct access to the garden. To the rear is an attractive landscaped south and west facing garden with raised beds, herbaceous borders, a greenhouse and a paved patio area ideal for al fresco dining.





THE LOCAL AREA

Pencaitland is a desirable rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, post office and a pub and there are a range of beautiful countryside walks in the area.

There is a popular village nursery and primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh.

Haddington is only 10 minutes by car and offers an excellent choice of grocery stores, cafe/restaurants, leisure centre, and more.

The house is only 35 minutes from Edinburgh City Centre which can be easily accessed via the nearby A1 or by train with the nearest station being Longniddry, which is approximately 10 minutes by car.







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EXTRAS

All blinds and integrated appliances are included in the sale.

Factoring

The development is factored by Speirs Gumley with an annual charge of approximately £280 for maintenance of the communal grounds.



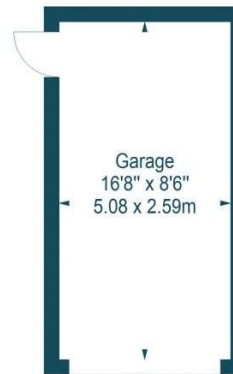
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HOME REPORT VALUATION: £415,000

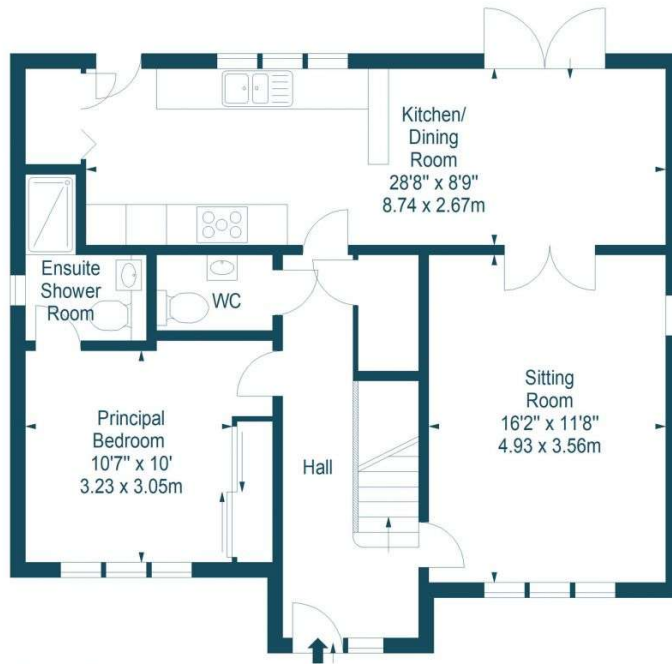
Wester Tyne Brae,
Pencaitland,
Tranent,
East Lothian, EH34 5BP



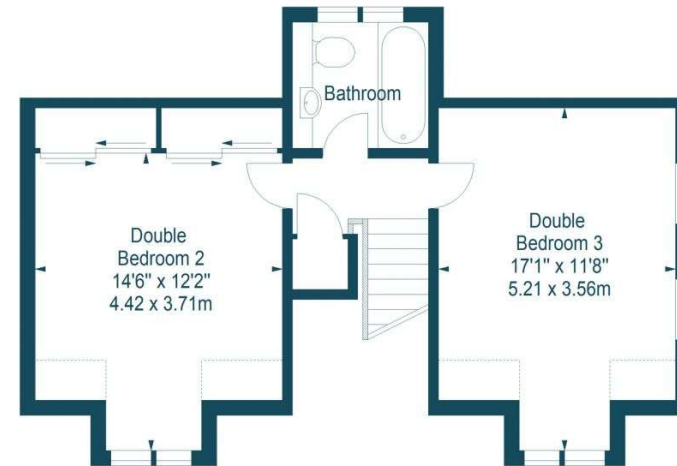
Approx. Gross Internal Area
1287 Sq Ft - 119.56 Sq M
Garage
Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.