



8 Queen's Drive
PENCAITLAND | EH34 5AP


warner's
solicitors & estate agents



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A well-proportioned three-bedroom semi-detached bungalow with a substantial floored attic offering excellent development potential, together with well-maintained gardens to the front and rear.

This attractive property offers versatile accommodation all on one level and would make an excellent home for a range of buyers. The accommodation comprises a welcoming entrance hall, a bright and spacious living room, and a generous kitchen/dining room with ample space for both everyday dining and entertaining.

There are three well-proportioned bedrooms, providing flexibility for family living, guests or home-working, together with a utility room and WC. The property also benefits from excellent storage provision.

A particular feature is the large floored attic, accessed from the main accommodation. Extending to approximately 6.86m x 3.16m, the attic is complemented by a substantial adjoining storage area and offers exciting potential for future development, subject to the necessary planning permissions, building warrants and consents.

Externally, the property enjoys well-maintained gardens to both the front and rear, providing attractive outdoor space for relaxing and entertaining. A detached garage further enhances the property's appeal and provides useful parking and storage.

Situated in the popular village of Pencaitland, this is a home that combines comfortable single-level living with considerable potential for the future. The generous attic space, three bedrooms, garage and established gardens make this an appealing opportunity for those looking for a property they can enjoy immediately while also having scope to add value and accommodation over time.

Council tax band C, EPC rating D

All fixtures, fittings, integrated kitchen appliances, blinds, shed & summerhouse will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



- Three-bedroom semi-detached bungalow
- Spacious living room and kitchen/dining room
- Large floored attic with excellent development potential
- Well-maintained front and rear gardens
- Detached garage
- Popular Pencaitland location

Pencaitland is a highly regarded East Lothian village which lies well within commuting distance of Edinburgh. Situated close to some of East Lothian's finest open countryside, the area is ideal for those enjoying outdoor pursuits, including walking, golf and horse riding. The village is divided into two parts, Wester Pencaitland and Easter Pencaitland by the River Tyne. A single stone bridge dating back to the 16th Century joins the two halves. This small village boasts a number of shops to cater for everyday needs, in addition to a primary school, inn, church and a post office. For a more comprehensive range of amenities the larger towns of Haddington and Tranent are both easily accessible. An efficient public transport network operates throughout the village, throughout East Lothian and further afield. The city bypass and main motorway networks are also within easy reach



