





Welcome

This stunning end-terraced property offers exceptionally generous accommodation and makes a wonderful family home. Beautifully presented, with bright, flexible living spaces and a south-facing rear garden, it must be viewed to appreciate its proportions.

The welcoming entrance hall features excellent under-stair storage, a downstairs WC and wooden flooring that continues through the main living areas. The bright living room has a lovely log-burning stove as its focal point and flows into a fantastic semi-open-plan family/dining room. This light and airy space has French doors to the rear garden and could also be used as a home office or divided to create two separate rooms. The generously sized kitchen/dining room is fitted with attractive cream country-style units, wood-effect worktops and integrated appliances, including a fridge freezer, dishwasher and electric oven, along with a gas hob and extractor. A window overlooks the rear garden, while there is ample space for dining and direct garden access.

Upstairs, the principal bedroom enjoys pleasant rear-facing views and features mirrored sliding doors to a generous storage/dressing area. Three further well-presented bedrooms provide excellent flexibility for family life, guests or home working. The family bathroom benefits from natural light and is finished with soft green metro-style tiling, tiled flooring and a bath with shower over.

Outside, the front garden is well maintained, with lawn and mature planting, alongside a driveway and garage. Additional storage sits beside the garage, while side access leads to the rear garden. The south-facing rear garden is a particular feature, combining paved seating areas, lawn, raised beds and mature planting. Access beyond leads towards open green space and a play area, further enhancing the property's family appeal.

A spacious, flexible and beautifully presented home with a wonderful sense of light throughout.







Pencaitland

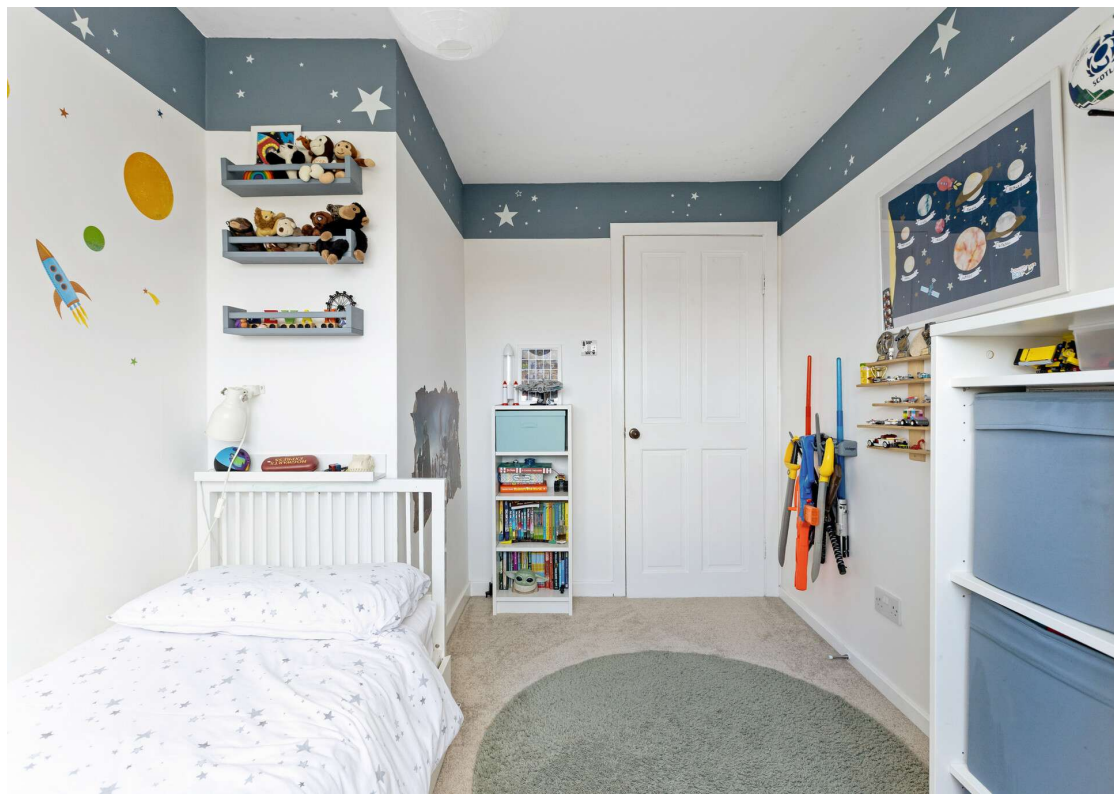
Pencaitland is a highly regarded East Lothian village, surrounded by beautiful countryside yet conveniently placed for commuting to Edinburgh and the surrounding towns. The village offers a welcoming community feel with useful local amenities, a primary school and plenty of opportunities to enjoy the outdoors, including scenic countryside walks and cycle routes.

Nearby Haddington and Tranent provide a wider range of shops, supermarkets and everyday services, while East Lothian's beautiful coastline, beaches and renowned golf courses are all within easy reach. Regular transport links and convenient road connections make Pencaitland an excellent choice for those looking to enjoy village life while remaining well connected to Edinburgh and the rest of East Lothian.

Extras

included within the sale are all window coverings and light fittings.





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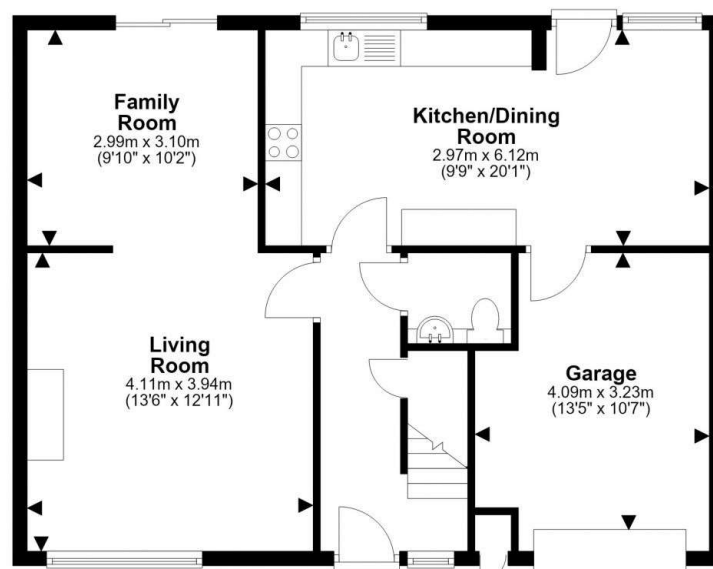
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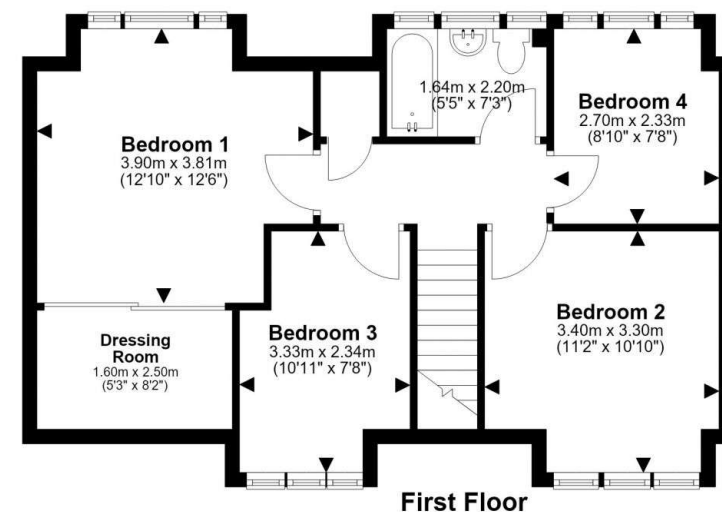


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.