



## 28 TYNE PARK

PENCAITLAND, TRANENT, EH34 5HH



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## PROPERTY SUMMARY

This is a shared equity property for a 25% share. The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £339.43 is currently payable to the Association. In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas. This attractive semi-detached home in the popular village of Pencaitland. Bright and well planned, the accommodation includes a porch and hallway with storage, a dual-aspect living room with French doors opening onto the garden, and a modern dining kitchen with space for seated dining. A three-piece shower room complements two well-proportioned bedrooms with built-in wardrobes. Private gardens and a driveway provide outdoor space and parking. Extras: All fitted floor coverings, light fittings and integrated appliances are included. Factor: Managed by RMG LIVING at an annual charge of £900.



## FEATURES

- Attractive semi-detached house
- Situated in popular Pencaitland
- Entrance porch and hall with storage
- Bright French-doored dual-aspect living room with garden access
- Modern dining kitchen with space for seated dining
- Landing with storage
- Two well-proportioned bedrooms with built-in wardrobes
- Contemporary shower room
- Private front and rear gardens
- Private driveway
- Gas central heating and double glazing

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**CLICK HERE**  
for a virtual tour of the property



Enjoying well-kept private gardens  
and driveway  
parking



## Pencaitland, East Lothian

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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## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN



**EPC**  
**RATING**

**N/**

**COUNCIL**  
**TAX BAND**

**C**