



SIMPSON & MARWICK

10 LIMEKILNS, PENCAITLAND, EAST LoTHIAN, EH34 5HF

EPC C



Set within a popular development in the attractive East Lothian village of Pencaitland, 10 Limekilns is a spacious four-bedroom detached family home offering flexible accommodation, a double garage and an impressive, generously proportioned private rear garden with an appealing open outlook across the fields beyond.

The property also offers exciting scope for further extension, subject to the necessary planning permissions and consents, presenting an excellent opportunity for buyers looking to create a home tailored to their needs.

The welcoming entrance hall incorporates useful storage and a convenient WC. The bright, dual-aspect sitting room features a fireplace and sliding doors opening directly onto the rear garden. The

The generous kitchen is fitted with sleek, modern units and enjoys lovely views over the garden and surrounding countryside. A useful adjoining utility area provides additional cupboard space, provision for a

washing machine and tumble dryer, and external access to the rear.







A conservatory overlooks the garden, offering a lovely spot to relax and enjoy the outlook, while the separate dining room to the front could equally serve as a home office, playroom or additional bedroom.



Upstairs, the landing benefits from a storage cupboard and leads to four good-sized bedrooms, all with fitted storage. The principal bedroom is particularly bright and features an en-suite shower

room. A further bedroom sits to the front, while the two rear bedrooms enjoy beautiful open views across the fields. A well-equipped family bathroom with separate bath and shower completes

the accommodation.



Externally, the property boasts a good-sized driveway and double garage to the front. The substantial rear garden is a real selling point, offering an excellent amount of outdoor space rarely found in a family home.

Private and unoverlooked, it features a patio, generous lawn and decking area, providing ample room for children to play, outdoor entertaining and relaxing in the open air.

The garden's size also enhances the property's future potential, with scope to explore an extension, subject to the appropriate consents.

Combining generous interiors, versatile reception space, a large private garden and potential to further enhance the accommodation, this appealing home offers an excellent opportunity for family living in a sought-after East Lothian village.



LOCATION

Pencaitland is an attractive rural village set amid the wooded countryside of East Lothian, close to Haddington and Gifford.

Local amenities include a shop, post office and village gastro pub, with excellent walks nearby. Primary schooling is available



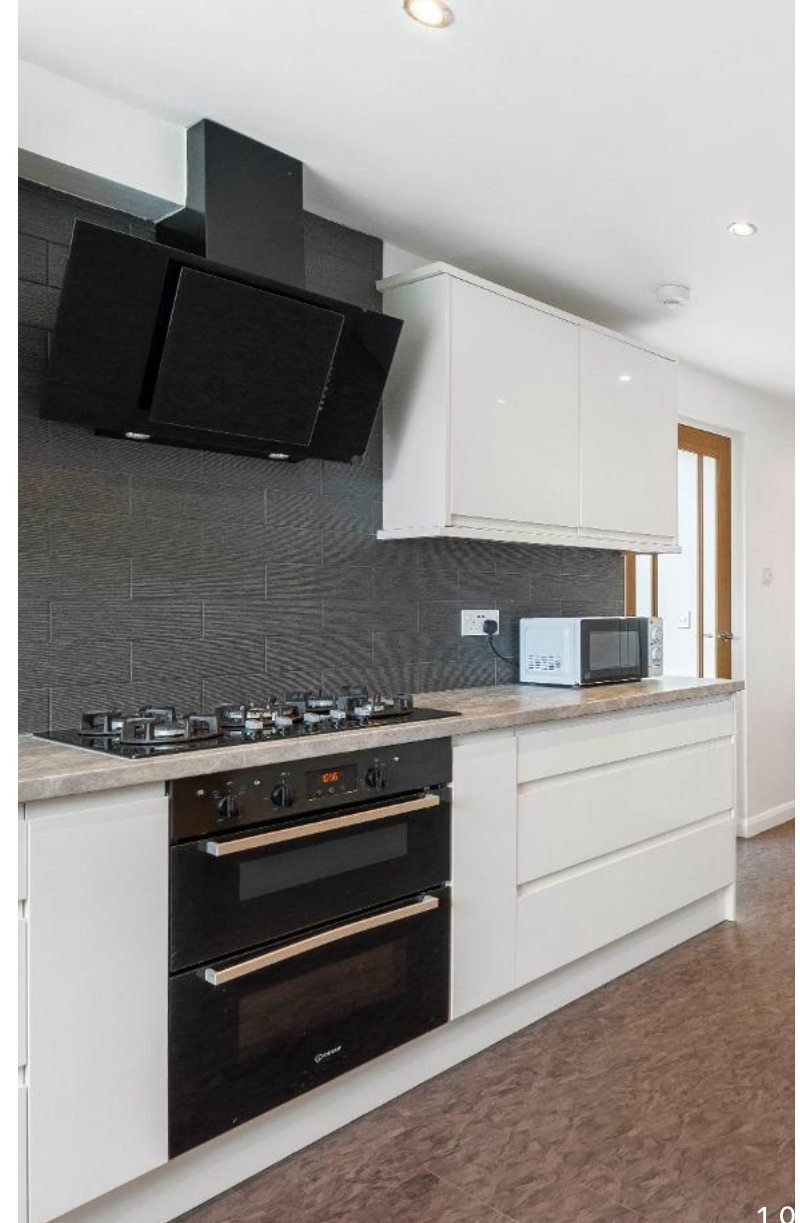


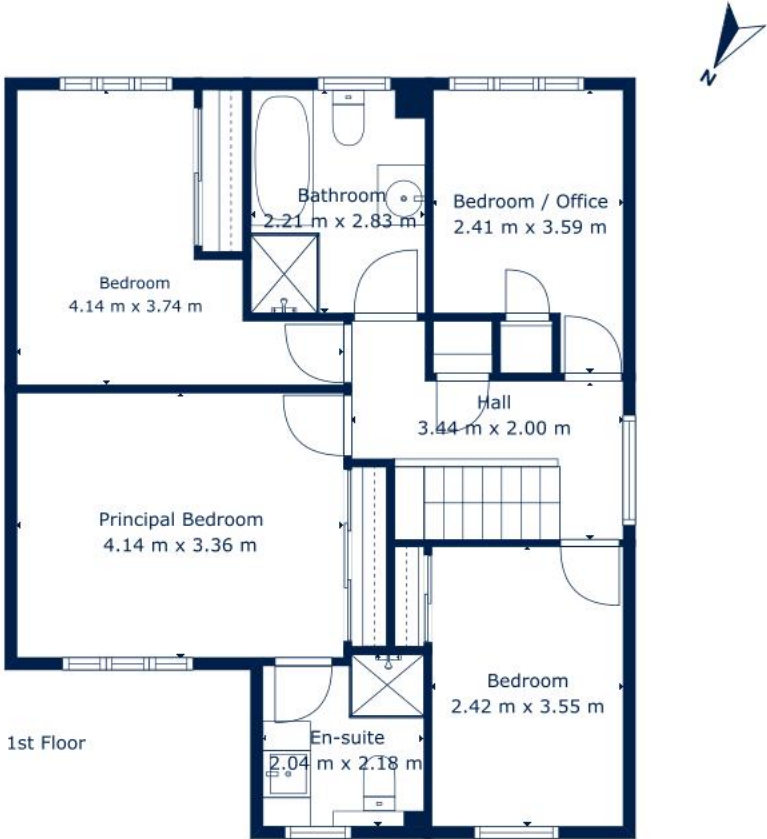
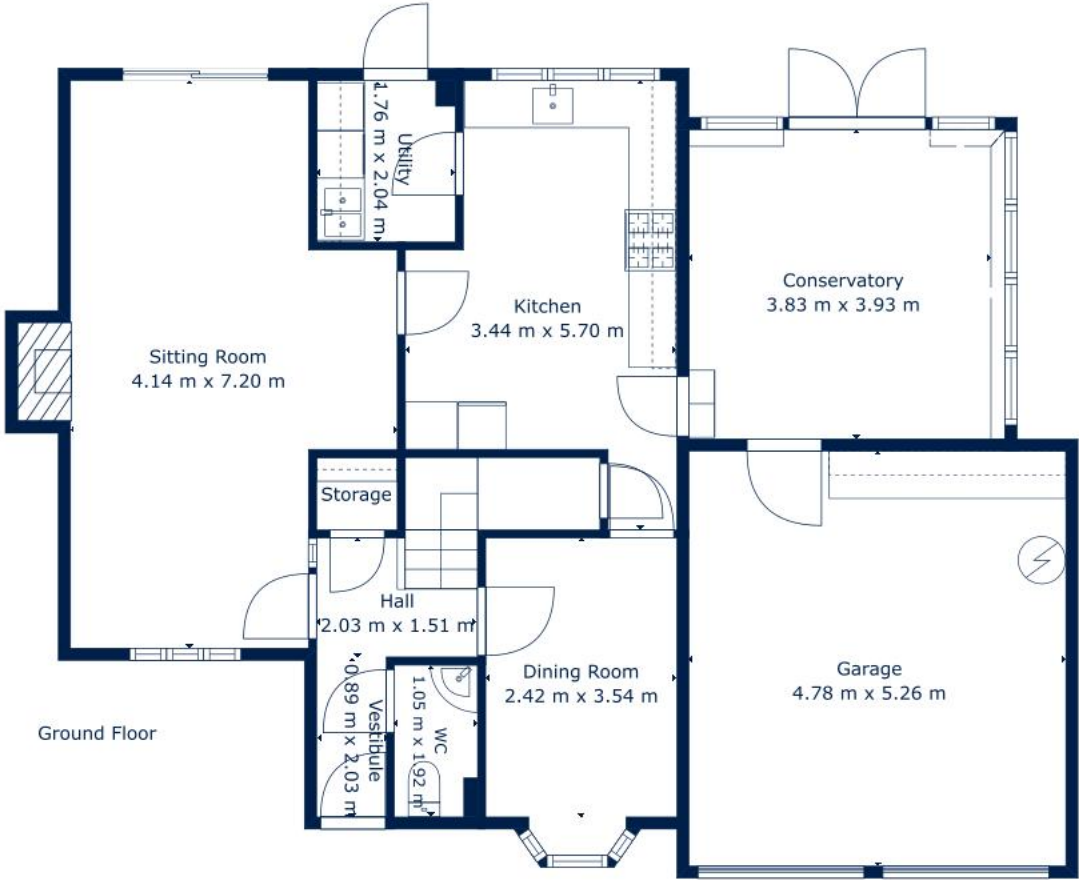
Fixtures and Fittings

All fitted floor coverings, light fittings, blinds, selected curtains, integrated hob, ovens and extractor hood are included in the sale.

Viewing Details

By appointment, contact Simpson & Marwick.





For Identification purposes only.
Not to scale.

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