



GARDEN STIRLING BURNET

**17 BURNET CRESCENT**  
PENCAITLAND, TRANENT, EH34 5BZ



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## PROPERTY SUMMARY



Offering an excellent balance of shared living spaces and room to retreat, this contemporary detached house in Pencaitland is ideally suited to modern family life. Beautifully presented throughout, the generous accommodation combines four double bedrooms with three separate reception areas, creating flexibility for growing families, visiting guests, home working and relaxed entertaining. A vestibule leads into a hall; both boast useful storage, opening to a sunny dual-aspect living room with a feature fireplace. The spacious dining room provides a natural gathering point for family meals and special occasions, with direct access to the garden for easy indoor-outdoor living. A family room overlooking the front garden offers valuable additional space for children to play and quiet relaxation. The breakfasting kitchen provides a sociable setting for everyday routines, complemented by a utility room and WC.







**A substantial home with generous private gardens and parking.**

## FEATURES

- Contemporary detached house in Pencaitland
- Well-presented modern interiors
- Entrance vestibule and central hall with storage
- Sunny dual-aspect living room with feature fireplace
- Spacious dining room with garden access
- Family room overlooking front garden
- Breakfasting kitchen with adjoining utility room
- Four double bedrooms with built-in wardrobes
- Two en-suite shower rooms
- Four-piece family bathroom
- Ground-floor WC
- Private front and rear gardens
- Integral double garage and private driveway
- Gas central heating and double glazing

# 17 BURNET CRESCENT

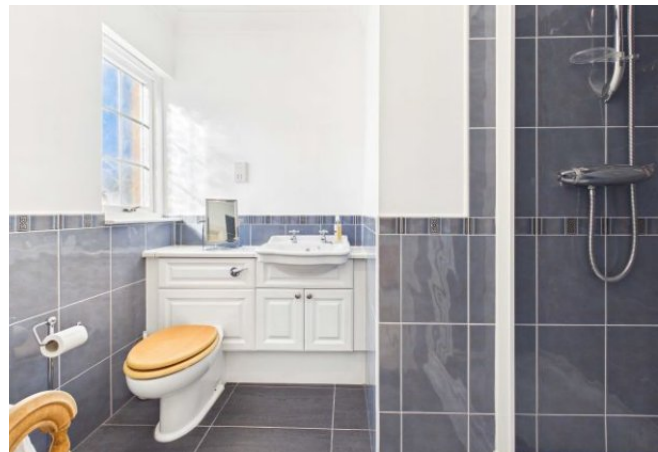
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**CLICK HERE**  
for a virtual tour of the property



The first floor hosts four bedrooms, a dressing area, two en-suites, and a family bathroom.





Upstairs, four bedrooms all benefit from built-in wardrobes. Two bedrooms enjoy en-suite shower rooms, plus a handy family bathroom. Private front and rear gardens offer space for outdoor play, relaxation and entertaining. A garage and private driveway provide storage and parking, while gas central heating and double glazing ensure year-round comfort. Extras: All fitted floor coverings, light fittings and integrated appliances are included.





## Pencaitland

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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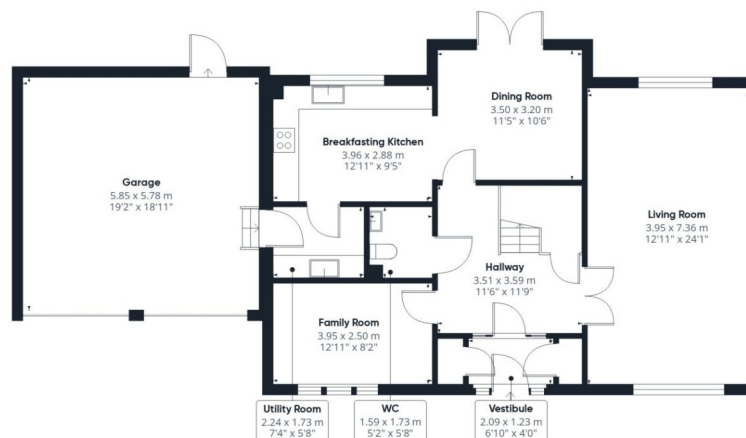


## HOUSE SALES

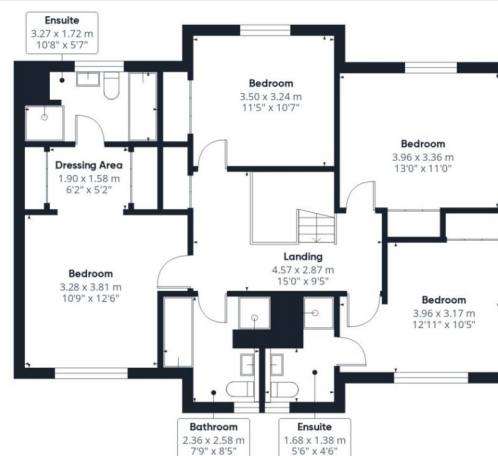
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Main Floor



Floor Level 2



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Approximate total area<sup>(1)</sup>

200.1 m<sup>2</sup>  
 2159 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC  
 RATING

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COUNCIL  
 TAX BAND

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