



37 Vinefields
PENCAITLAND | EAST LOTHIAN | EH34 5HD


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Situated in a peaceful cul-de-sac, this five-bedroom detached villa offers a fantastic family home, just a stone's throw from the picturesque East Lothian countryside and the local amenities of highly desirable Pencaitland. The property offers well-maintained front and rear gardens and boasts a kitchen garden with many herbs, berries and fruit trees and comprises of an entrance vestibule, semi-open plan bright and airy living room with a charming Edinburgh press and magnificent log-burning stove, which provides a cosy focal point for cooler evenings. This flexible space lends itself to a variety of configurations with patio doors leading directly to the rear garden. The room flows into the semi-open plan dining room and kitchen. The dining area has ample space for a large table and chairs, and the neighbouring country-style kitchen features a double Belfast sink, plus an "Esse" gas range cooker. There is a utility room which provides additional space for white goods, and under-stair storage. To the front of the house lies the sunny south-facing room which can be put to a number of uses, including an additional bedroom, snug, children's playroom or home office. The ground-floor accommodation is completed by a handy WC. Upstairs, the master bedroom boasts an en-suite shower room with vanity unit and inset double sink. There are a further three good-sized bedrooms, all with fitted wardrobes, and the family bathroom with electric shower over bath completes the accommodation. The property benefits from gas central heating, double glazing and externally from front, side and rear gardens, a driveway and garage/workshop/gym.

Extras: all carpets, curtains, blinds. greenhouse and playhouse will be included. EPC rating Band C.

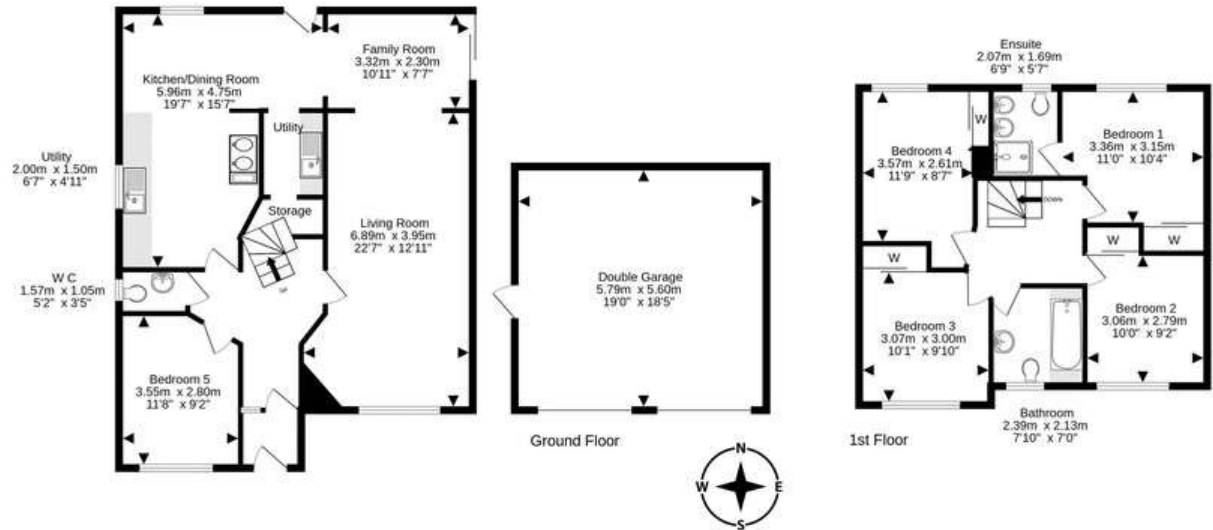
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023