



## 22 The Green, Pencaitland, Tranent, East Lothian, EH34 5HE

Beautifully Presented and Spacious, Four-Bedroom, Detached Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, detached family home with gardens, multi-vehicle driveway, and an integrated double garage. Located in a leafy and desirable residential development, in the picturesque and sought-after village of Pencaitland, East Lothian.

Comprises an entrance hallway, living/dining, kitchen, utility room, conservatory, four flexible bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Ready-to-move-in - except room sizes, superb storage, a quality fitted kitchen with granite worktops and stylish bathrooms. Further highlights include a multi-fuel stove for the lounge, quality flooring and extensive contemporary lighting.

With an exceptional dual-aspect master bedroom with a walk-in dressing, there is also gas central heating, double glazing, and multiple TV points.

There is a loft space, whilst the semi-converted double garage adds a further flexible storage man-cave/workshop or gym.

Bordered by woodland to the rear, immaculate gardens include lawns, established shrubbery, and a raised patio deck. The development includes additional visitor parking bays and well-maintained grounds, including a large 'village green.'

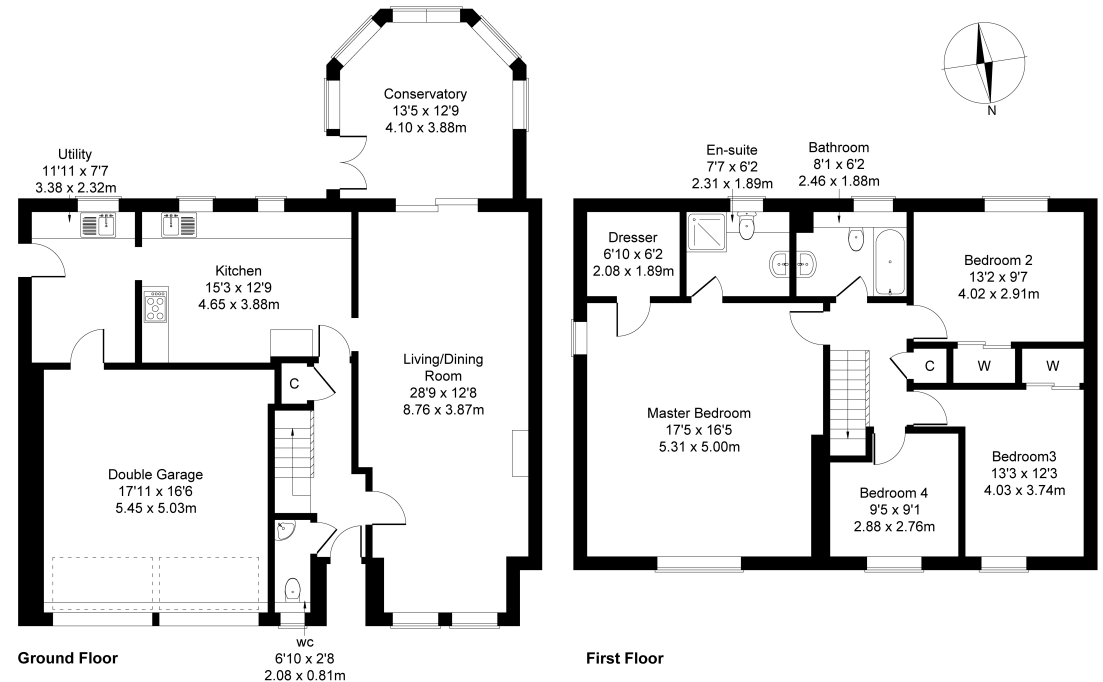
A welcoming entrance hall sets the tone for this delightful family home, providing access to all ground-floor rooms. The spacious living and dining room is a wonderful space for entertaining and relaxation, featuring attractive wood-effect flooring, a cosy log burner and two central light fittings. The dining area flows seamlessly into the conservatory, finished with elegant travertine flooring, making it an ideal spot for year-round enjoyment. The modern fitted kitchen is both stylish and practical, with tiled flooring, sleek granite worktops, spotlighting, and a Belfast-style ceramic sink. Quality appliances include a fridge/freezer, plumbing for a washing machine, dishwasher, and a range-style cooker with a 5-ring gas hob and canopy above. A convenient utility room and WC add further functionality. The lounge and hall are enhanced by beautiful solid oak flooring.

Upstairs, the master bedroom offers a calm retreat with soft carpeted flooring, spotlighting, a built-in dresser, and access to a contemporary en-suite shower room. Bedroom two is a generously sized double, complete with built-in wardrobes with mirrored sliding doors, providing excellent storage. Bedroom three, also a double, benefits from its own mirrored built-in wardrobes and offers flexibility to be used as a guest room, children's bedroom, or even a home office. Bedroom four is a comfortable single room, ideal as a nursery, study, or cosy bedroom, making it a versatile addition to the upstairs accommodation. The family bathroom completes the home with style, featuring hardwood flooring, tiled splashback surrounds, and a stone-effect countertop, creating a sleek and modern finish.



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Approximate Gross Internal Area: (2142 sq ft - 199 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Pencaitland is a charming rural village nestled in the rolling countryside of East Lothian, divided by the River Tyne into Easter and Wester Pencaitland, connected by a historic 16th-century bridge. The village offers local shops and a post office for everyday needs, while larger supermarkets are accessible in nearby Tranent and Haddington. It boasts a well-regarded primary school, with secondary

education available in both Haddington and Tranent. Despite its peaceful rural setting, Pencaitland benefits from excellent transport links, with quick access to the Edinburgh city bypass and central Edinburgh via the A68 and A1. Public transport is convenient too, featuring regular bus services and nearby rail stations at Prestonpans and Wallyford, the latter also offering a park-and-ride facility.





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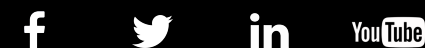
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