



28 VINEFIELDS

PENCAITLAND | TRANENT | EAST LOTHIAN







28 VINEFIELDS

**Pencaitland, Tranent,
East Lothian, EH34 5HD**

A well-presented and generously proportioned 4-bedroom family home, with sunny south facing conservatory and garden within the picturesque village of Pencaitland.

Haddington 6 miles, Edinburgh 18 miles,
Edinburgh Airport 23 miles
(All distances are approximate).

SUMMARY OF ACCOMMODATION

Ground Floor: Hall, Sitting Room, Conservatory, Kitchen, Dining Room, Utility Room, and Cloakroom

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Three Double Bedrooms, and a Family Bathroom

Garage: Integral Single Garage with multi-car paved driveway

Garden: Spacious back garden laid to lawn with well-stocked herbaceous borders and a patio area

About: 0.08 acres







SITUATION:

28 Vinefields is situated in the pretty conservation village of Pencaitland on the A6093, just three miles from the city bypass and approximately 30 minutes by car from Edinburgh city centre. The village has a recently re-opened pub/restaurant The Winton, Post Office, petrol station and Spar convenience store, and a local newsagent.

There is a well thought of local primary school in the village with secondary schooling in nearby Haddington or Tranent. The larger market town of Haddington (6 miles) with its characterful High Street of colourful shops, has an excellent range of independent shops and cafes, with two large supermarkets Aldi and Tesco, as well as a recently opened retail park at Gateside. A farmers market takes place monthly in the town centre.

East Lothian is renowned for its pretty villages, beautiful beaches, and a selection of superb golf courses, including the open championship course at Muirfield in nearby Gullane. Pencaitland is well placed to make the most of excellent walks along the old railway network that runs from beyond Ormiston all the way to East Saltoun and beyond. Other recreational facilities include shooting, fishing, horse riding and hill walking in the local Lammermuir Hills.



DESCRIPTION:

Built in 1989, 28 Vinefields is a well-presented family home in the modern residential development on the east side of the village of picturesque Pencaitland. With well-proportioned bedrooms, neutral décor throughout, and multiple reception rooms on the ground floor including a generous Conservatory, 28 Vinefields is an ideal family home for those up-sizing and looking to live in a friendly and active semi-rural community.

Entering the house through the front door, the hallway provides access to the main rooms on the ground floor. The Sitting Room features large sliding doors out to the Conservatory, which offers ample space to entertain and for a large dining table, with double patio doors out to the sunny south facing garden. The Sitting Room features an electric fire set within an attractive cream surround with wooden mantle and polished stone hearth. Adjacent is the Kitchen, which is a modern white shaker style fitted kitchen with neutral splashback tiling and a range of integrated appliances including Neff oven and grill, Siemens 4 ring gas hob, extractor fan, and Miele dishwasher. A handy Utility Room is located off the Kitchen and offers additional storage, space and plumbing for a washing machine and dryer, as well as an additional sink and an external door to the side of the garden.

Returning to the Hallway, a separate Dining Room that would serve a variety of uses including a downstairs bedroom or study if required, is currently set up as a formal dining space. A Cloakroom with WC and Basin is conveniently located at the foot of the stairs and stylishly presented with half height blue wash timber panelling.



The Landing is located at the top of the stairs, which lead up from the front door, and offers access to four double bedrooms and a family bathroom as well as a hatch to the floored attic. The Principal Bedroom is located at the front of the house and features ample built in storage and an Ensuite Shower Room. The Ensuite is furnished with a shower cubicle, basin, and WC, and finished with cheerful yellow and cream tiled walls. The second and third Bedrooms are also generous double rooms, both with built in cupboards with mirrored sliding doors. The fourth Bedroom is a spacious double room that is currently presented as a Study. The Family Bathroom is fitted with a freestanding roll-top claw-foot bath with traditional style shower attachments, basin and WC, with a heated towel radiator and half height pale blue tiles.

GARDEN:

28 Vinefields boasts a sunny and very well-maintained garden which is predominantly laid to lawn, with a patio area leading out from the Conservatory and bounded by herbaceous borders stocked with established plants and shrubs. The garden is enclosed by high timber fencing, and there is a further patio area where a good-sized timber garden shed is located. At the front of the house is a multi-car driveway which leads to the garage.

GARAGE:

Integral single garage fitted with shelving and connected to power and water, accessed with a manual up and over garage door from the driveway.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

Mains electricity, drainage, and water, with mains gas central heating.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH34 5HD

EPC – Band C

Local Authority

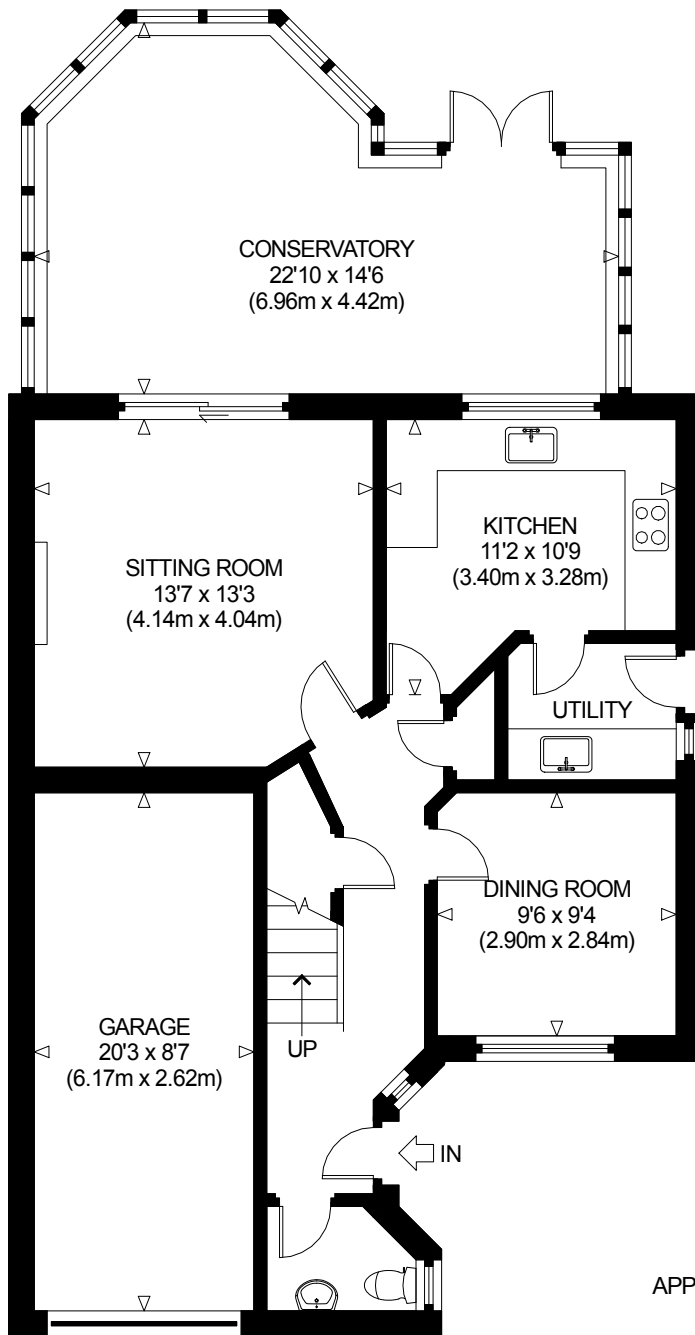
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax – Band F

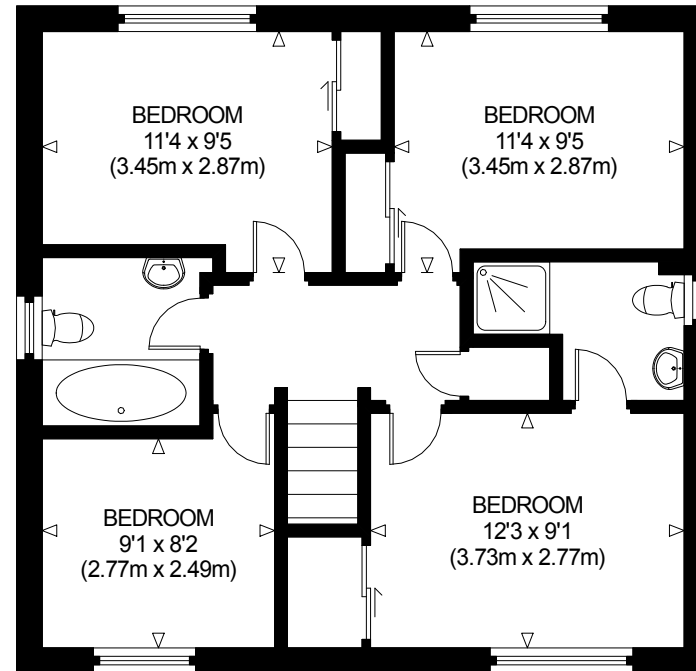
Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1044 SQ FT / 97.0 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 604 SQ FT / 56.1 SQ M

VINEFIELDS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1648 SQ FT / 153.1 SQ M
(INCLUDING GARAGE)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.