



TIGH NA DARROCH

Lempockwells Road, Pencaitland, EH34 5AE



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A spectacular detached 4–5-bedroom family home, featuring a private, colourful wraparound garden. Ideally located close to Pencaitland’s local amenities and primary school and within easy commuting distance of Edinburgh.

Haddington 6.2 miles, Edinburgh 15.2 miles,
(All distances are approximate).

Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Family Room/Bedroom 5, Kitchen/Breakfast Room, Study and Utility/Boot Room with separate WC.

First Floor: Landing, Principal Bedroom, Three Further Double Bedrooms, a Family Bathroom and Linen Cupboard.

Garden: A beautiful wrap around garden, consisting of a front garden predominantly laid to lawn and sheltered by a high stone wall, featuring a colourful herbaceous border interspersed with mature shrubs plants and specimen trees, to the rear of the property is a kitchen garden and play area, with a formal seating area to the side of the property.

Garage: Single Garage with ample parking Infront.



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Situation:

Located in the picturesque village of Pencaitland, this family home offers the perfect balance of rural charm and everyday convenience. The village is well-served with local amenities, including a convenience store, post office, Rosearista Coffee House, florist and community hall, providing everything needed for daily life. Families will appreciate the excellent local schooling, with Pencaitland Primary School nearby and secondary education at Ross High in Tranent, for those interested in public education there is The Compass in Haddington, Loretto in Musselburgh and Belhaven Hill Prep in Belhaven or further choice amongst the Edinburgh Schools. Pencaitland also boasts scenic walks, recreational facilities, and a strong community spirit, making it an ideal setting for those seeking a vibrant yet tranquil village lifestyle within easy commuting distance of Edinburgh.

General Description:

Tigh Na Darroch is approached via wooden vehicular access gates, that open to a private gravel driveway providing convenient parking to the side of the house and in front of the garage. The house is sheltered behind a high stone wall and front garden, offering privacy and a sense of seclusion.

The house itself stands proudly within its garden grounds featuring a handsome stone façade beneath a slate roof, featuring traditional sash and case windows and retaining many of its original period features within the property. The front door opens to a welcoming entrance vestibule featuring an original tiled floor, with a partially glazed door opening to the entrance hall, giving access to the principal rooms on the ground floor.

To the front of the property sits a generous dining room/sitting room boasting a dual aspect with views over the front and side gardens, featuring an open fireplace with a tiled surround, decorative wooden mantel, and an Edinburgh press cupboard. Adjacent, the sitting/family room enjoys a dual aspect with views over open fields to the rear with a log-burning stove set beneath a wooden mantel. A family room/bedroom 5 sits next to the sitting/family room, featuring another open fireplace with tiled surround, a wooden mantel, and an Edinburgh press cupboard, overlooking the rear garden.



The kitchen/breakfast room offers a range of wall and base units, with a Belfast sink offering views over the front garden. Modern appliances include a Teknik oven with grill, five-ring gas hob, and a dishwasher. From the kitchen a door opens to a utility/boot room with separate wc, which provides space for a freestanding fridge/freezer, and is plumbed for a washing machine and tumble dryer, with a separate cupboard housing the gas boiler and water tank. Completing the accommodation on the ground floor is a study and an understairs storage/pantry with shelving.

From the entrance hall, stairs ascend to the first floor landing providing access to the principal bedroom, three further double bedrooms, a family bathroom and large linen cupboard. The principal bedroom is a generous, light-filled space with dual aspects overlooking the side and rear gardens with open views over fields beyond, featuring a cast-iron open fireplace with tiled surround and wooden mantel, alongside an Edinburgh press cupboard. The adjacent double bedroom is a generous size again with dual aspects and a period fireplace with wooden mantel. Two further double bedrooms enjoy views over the rear and front gardens, and the spacious family bathroom is fitted with a freestanding claw-foot bath with handheld shower, separate walk-in shower, WC, wash hand basin, and a large linen cupboard.

Garden:

The property is surrounded by a beautifully maintained wraparound garden, providing both charm and functionality. The front garden is mainly laid lawn, interspersed with colourful herbaceous borders, mature plants, shrubs, and specimen trees. To the side, a further lawned area features an outdoor seating area flanked by raised beds. Steps lead down to the rear garden, which includes a kitchen garden with two raised vegetable beds, a greenhouse, and a variety of fruit trees. At the far end, a children's playhouse with slide provides a safe and fun area for family life.

Garage:

There is a single garage with a manual up and over door.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH34 5AE.

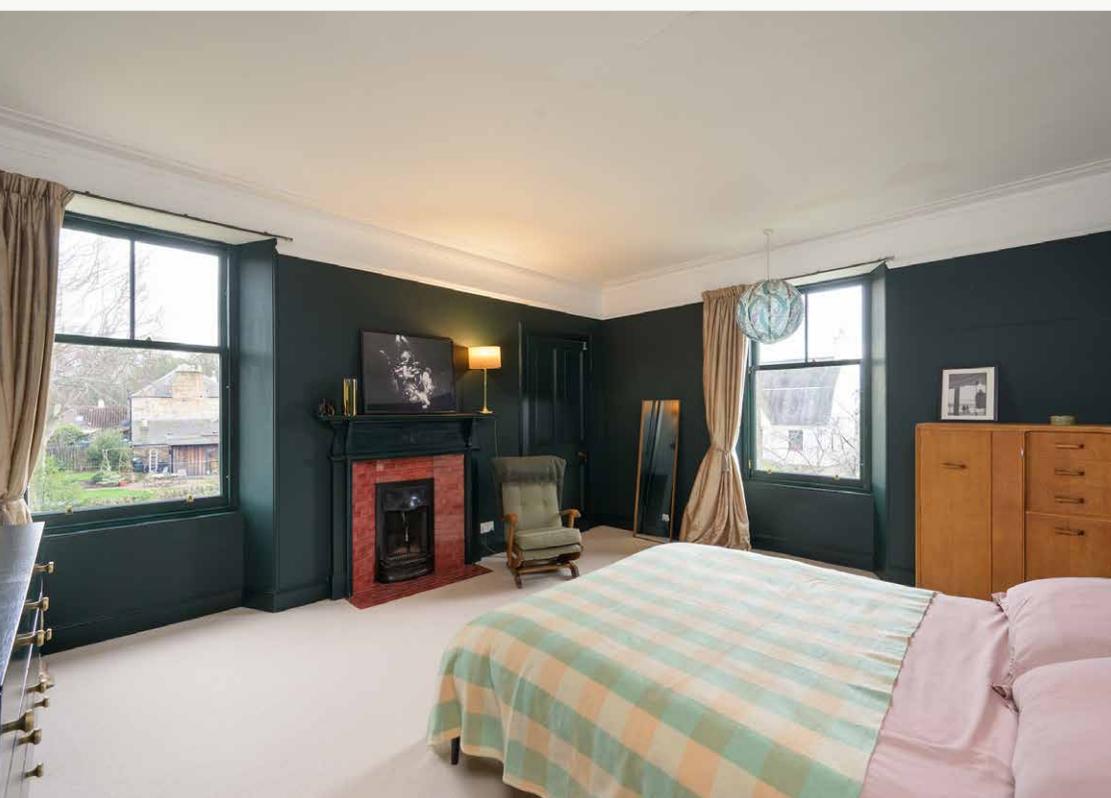
Fixtures and Fittings

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

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.





Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

Council Tax

Band G.

EPC Rating

Band D

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

Particulars and Plans

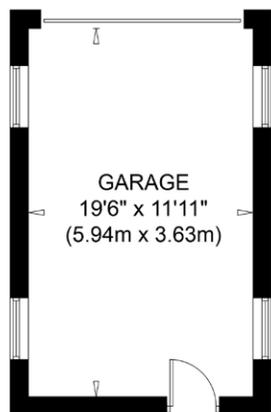
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

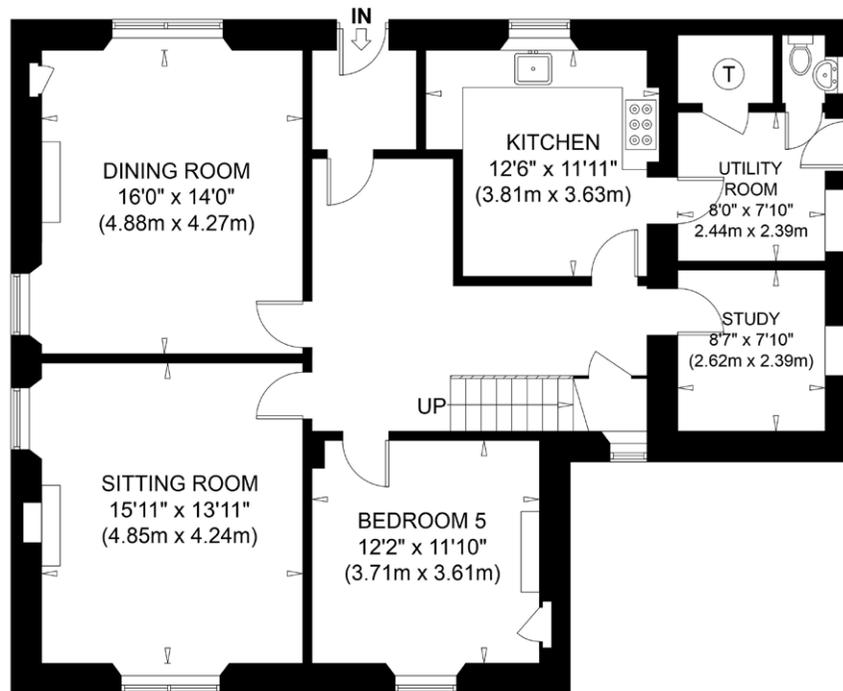
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

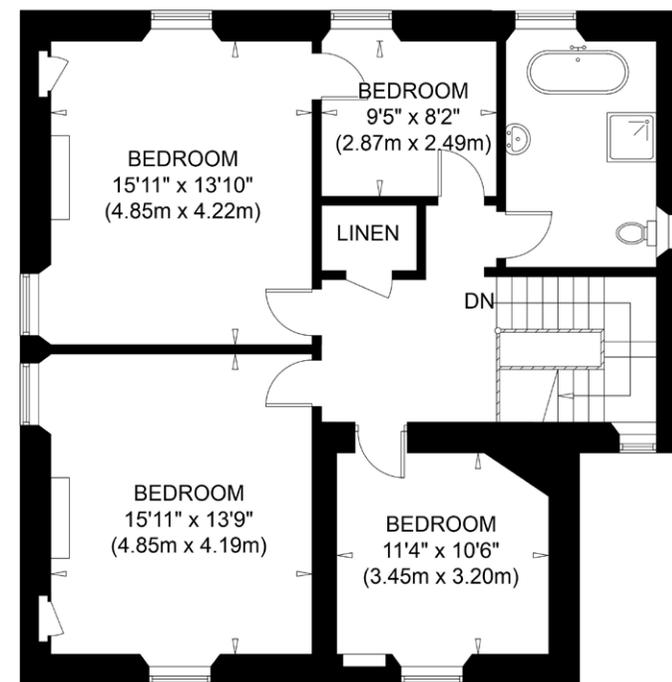




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 21.7 SQ M / 233 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 111.1 SQ M / 1195 SQ FT

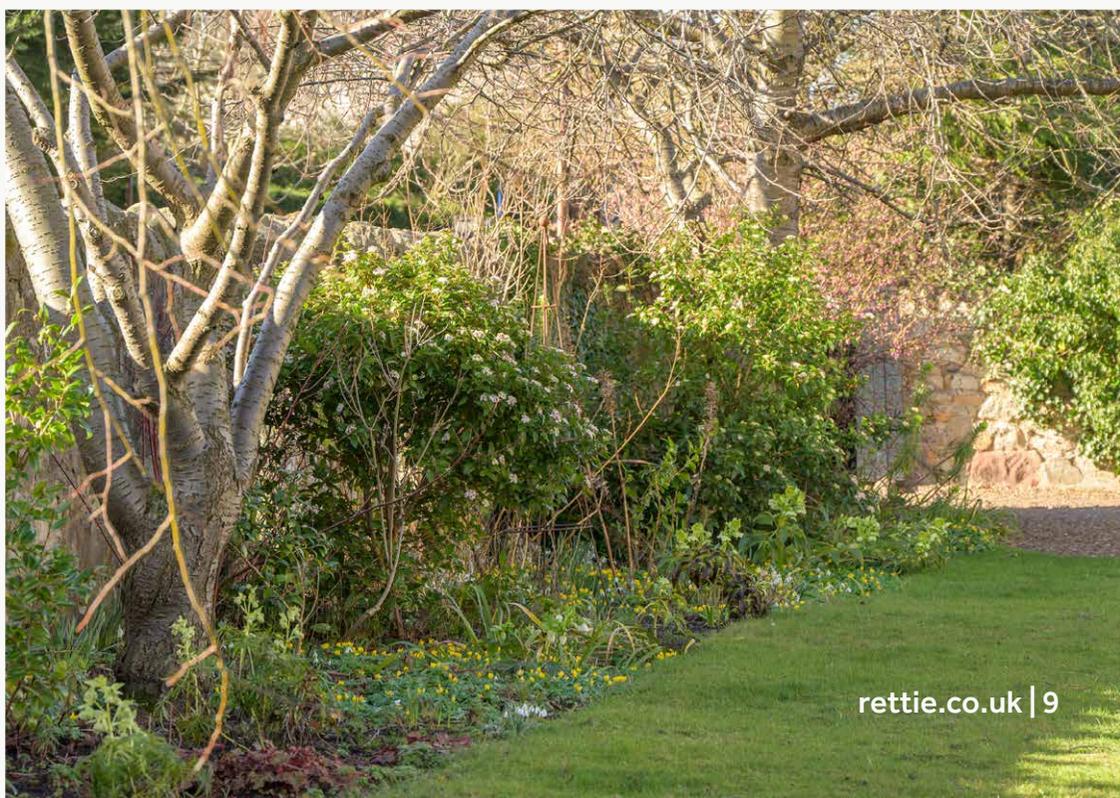


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 92.9 SQ M / 999 SQ FT



TIGH NA DARROCH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 204 SQ M / 2194 SQ FT
GARAGE AREA = 21.7 SQ M / 233 SQ FT
TOTAL FLOOR AREA = 225.7 SQ M / 2427 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

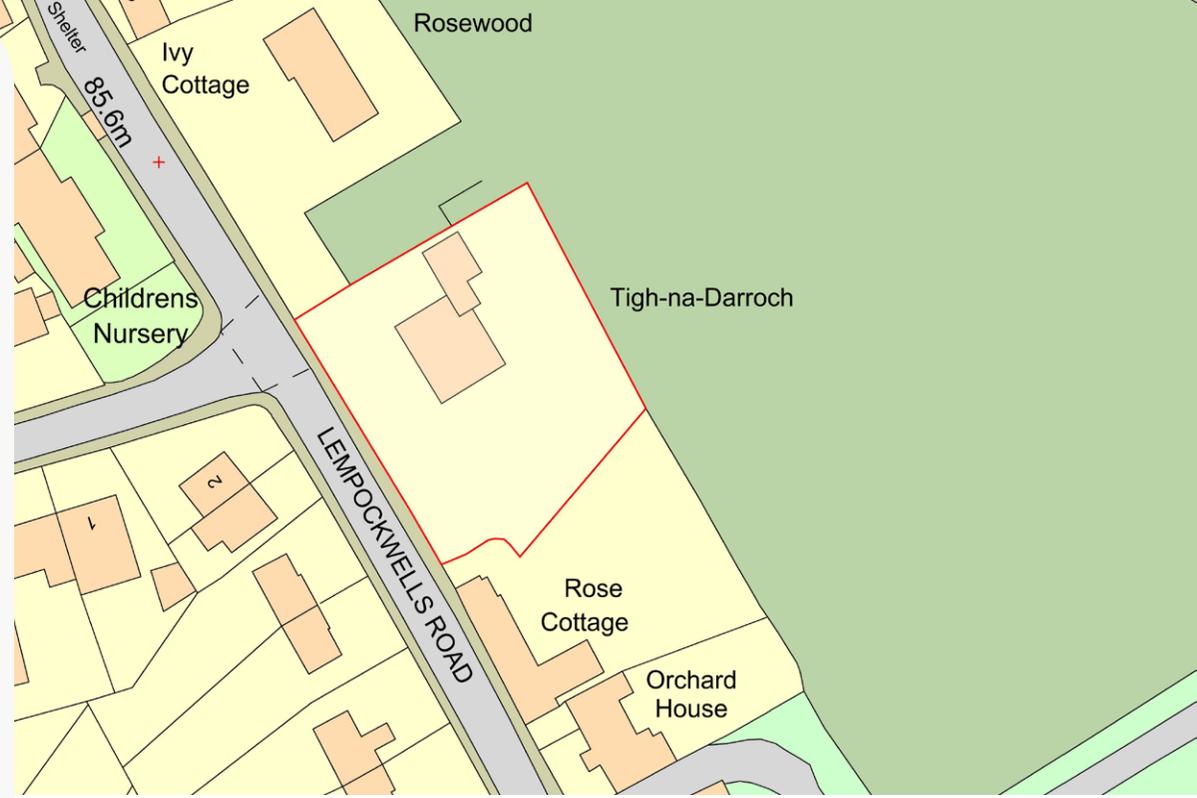
Important Notice

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

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.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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 especial 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.





RETTIE

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