



21 OLDRAIL CUTTING

Pencaitland, East Lothian, EH34 5BS



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Pencaitland, East Lothian, EH34 5BS

A beautifully presented and modern detached family home offering spacious accommodation, a south-facing garden and garage, positioned in a peaceful setting within the charming village of Pencaitland.

Haddington 6 miles, Edinburgh Bypass 8 miles, Edinburgh City Centre 15 miles
(all distances are approximate)

Accommodation:

Ground Floor: Open-Plan Kitchen-Dining and Living Room, Sitting Room, Utility Room, Cloakroom, and Entrance Hall.

First Floor: Principal Bedroom with En-Suite Bathroom and Walk-In Dressing Room, Three Further Double Bedrooms, two with En-suite Shower Rooms, One Further Single Bedroom/Home Office, and a Family Bathroom.

Garden: A front lawn and a spacious landscaped south-facing rear garden with re-paved patio areas, planted borders, and excellent space for outdoor seating and dining.

Outbuildings: Double Garage with electricity.



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Situation:

Pencaitland is a charming and highly desirable village situated in the heart of the East Lothian countryside, approximately 15 miles east of Edinburgh City Centre. Offering a peaceful semi-rural lifestyle while remaining highly accessible for commuters, the village benefits from a strong community feel alongside excellent local amenities including a primary school, post office, convenience store, petrol station, historic church, the popular pub and restaurant, The Winton, and regular bus services. Nearby town Haddington provides a wider range of shopping, leisure, and schooling facilities, including independent cafés and shops, supermarkets, and a retail park, while private schooling is available throughout East Lothian and Edinburgh. East Lothian is renowned for its picturesque villages, beautiful coastline, and world-class golf courses including Muirfield, Archerfield, and The Renaissance Club. It offers an abundance of outdoor pursuits including walking, cycling, horse riding, and water sports. Rail connections are available from nearby Longniddry and Wallyford stations, providing regular services into Edinburgh, making Pencaitland an ideal location for those seeking a balance between country living and city convenience.

General Description:

Situated within a peaceful and well-maintained modern development in the village of Pencaitland, this exceptional detached family home offers beautifully presented accommodation finished to an excellent standard throughout. Thoughtfully designed with modern family living in mind, the property provides generous and versatile accommodation across two levels, complemented by a south-facing garden, double garage, and attractive countryside views.

The front door opens into a welcoming entrance hallway, leading you through to the impressive open-plan kitchen-dining and living room, a fantastic family space flooded with natural light and enjoying a direct outlook over the rear garden. The kitchen has been fitted with an excellent range of contemporary units alongside quality integrated appliances including an induction hob with extractor hood, electric oven and microwave, fridge-freezer, and dishwasher. There is ample space for dining and entertaining, with glass French doors providing direct access out to the garden.

Located just off the kitchen is a utility room housing the washing machine and dryer, alongside a convenient WC/cloakroom, while a side door provides direct access out to the garden. To the front of the property is the spacious sitting room, offering an excellent space for relaxing and entertaining. The ground floor also benefits from an under-stair storage cupboard housing the switchboard and solar panel controls.



A staircase leads to the upper floor where a spacious landing, complete with an open reading snug area, provides access to five bedrooms. The principal bedroom is an exceptional space complete with a large contemporary en-suite bathroom featuring both a separate bath and shower, alongside a fantastic walk-in dressing room. There are three further double bedrooms, two of which benefit from modern en-suite shower rooms. The front-facing double bedroom includes a built-in wardrobe, while the remaining double bedroom is generously proportioned. A fifth bedroom, currently utilised as a home office, includes built-in storage and would also serve perfectly as a nursery, study, or child's bedroom. A modern family bathroom serves the remaining bedrooms, while additional storage is provided by a linen cupboard, large water cylinder cupboard, loft space, and further built-in storage throughout the home. The rear-facing upstairs bedrooms in particular enjoy beautiful uninterrupted views across the East Lothian countryside.

This is a truly immaculate home presented in near new condition throughout, offering the perfect combination of modern enjoys family accommodation, set in a peaceful village setting. An in-person viewing is highly recommended to fully appreciate the quality, space, and lifestyle this property has to offer.

Gardens and Grounds

The property benefits from a landscaped south-facing rear garden, providing an excellent extension to the living space. There is a water supply, and re-paved patio areas and planted borders offer the ideal setting for outdoor dining and entertaining. Being South facing too, the garden enjoys excellent levels of sunlight throughout the day. To the front, there is a private driveway leading to the double garage.

The development is maintained by a factor responsible for the front lawn area and communal grounds for a small monthly fee. Additionally, the grassed area adjacent to the property has been confirmed to be landscaped into a communal garden area for residents to enjoy.

Outbuildings

Double garage with electricity.

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 5BS.

Fixtures and Fittings

Only items 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 with a combi gas condensing boiler.

Local Authority

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



Council Tax

Band G

EPC Rating

Band B

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](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/rettie-town-and-country).

Proof and Source of Funds/Anti Money Laundering

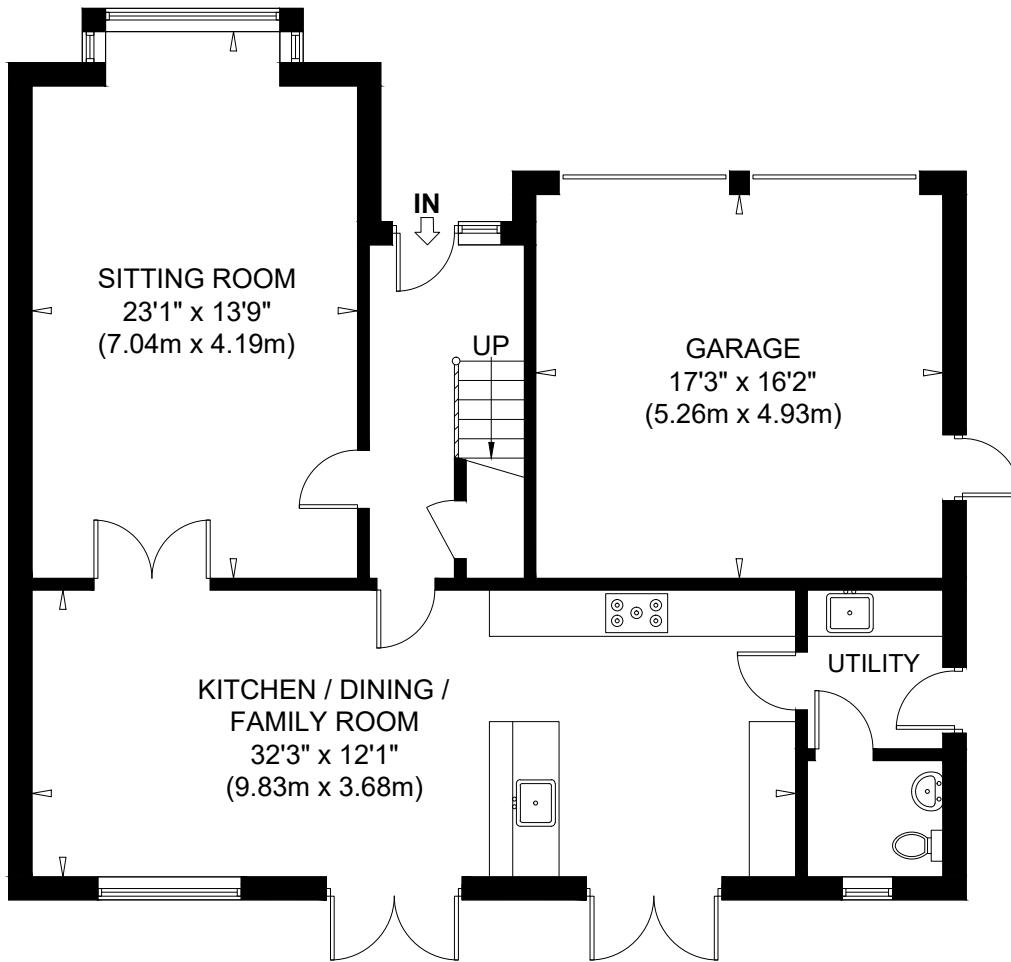
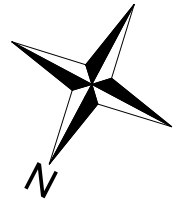
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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

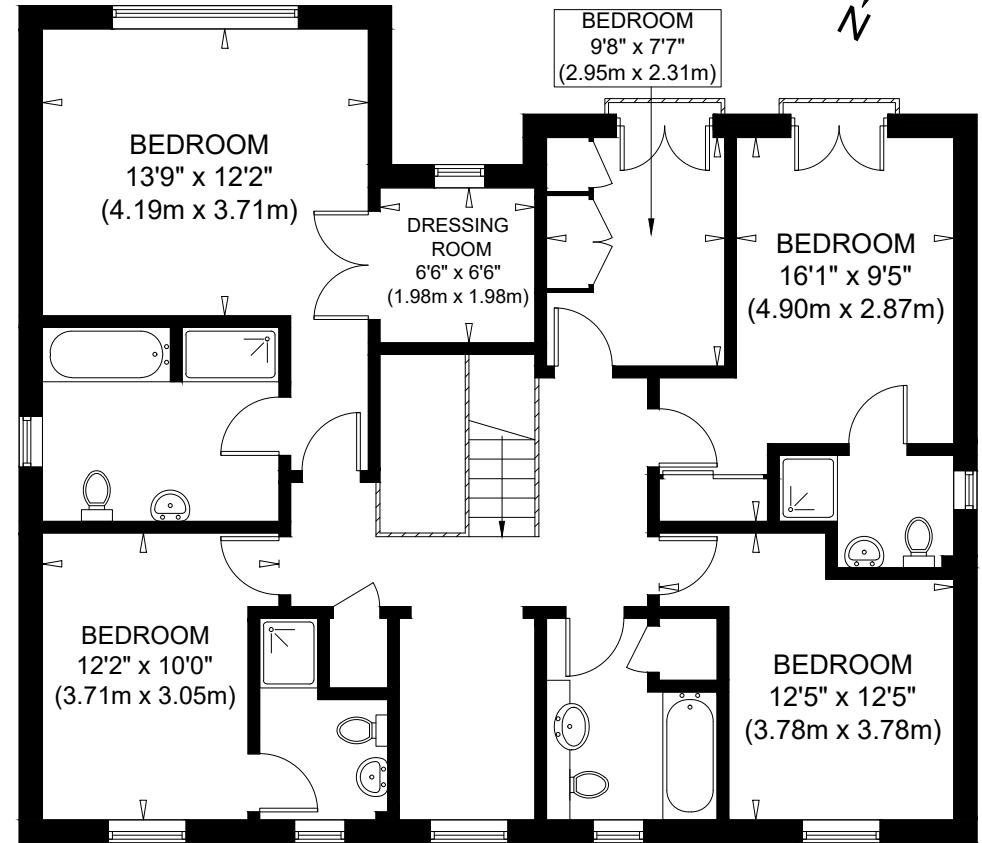








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 109.3 SQ M / 1176 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 107.8 SQ M / 1160 SQ FT

OLDRAIL CUTTING 21
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 217.1 SQ M / 2336 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Misrepresentations

1. 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.

2. 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.

3. 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:

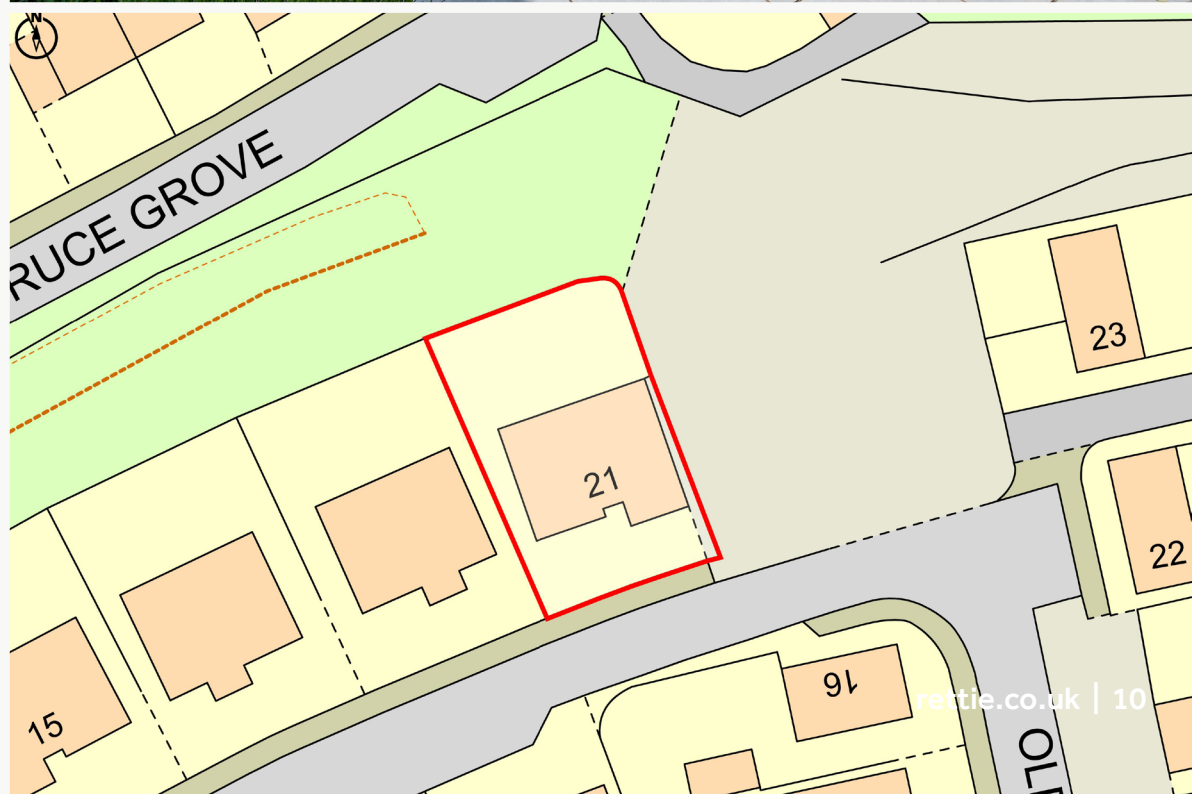
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

2. 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.

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 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.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





RETTIE

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