



2 OLDRAIL CUTTING

Pencaitland, East Lothian, EH34 5BS



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Thoughtfully redecorated and beautifully presented detached family home offering spacious accommodation, an immaculate landscaped garden and garage, 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)

Summary of Accommodation

Ground Floor: Open-Plan Kitchen-Dining Room with direct Garden Access, Sitting Room, Utility Room, Cloakroom, and Entrance Hallway.

First Floor: Principal Bedroom with En-Suite Bathroom and Walk-In Dressing Room, Four Further Double Bedrooms one with En-suite Shower Room, and a Family Bathroom.

Garden: A front lawn and a spacious landscaped rear garden with lawn areas, tiled terraces and planted borders, providing an excellent space for outdoor seating and dining.

Outbuildings: Summerhouse with electricity and a Double Garage with electricity and water supply.



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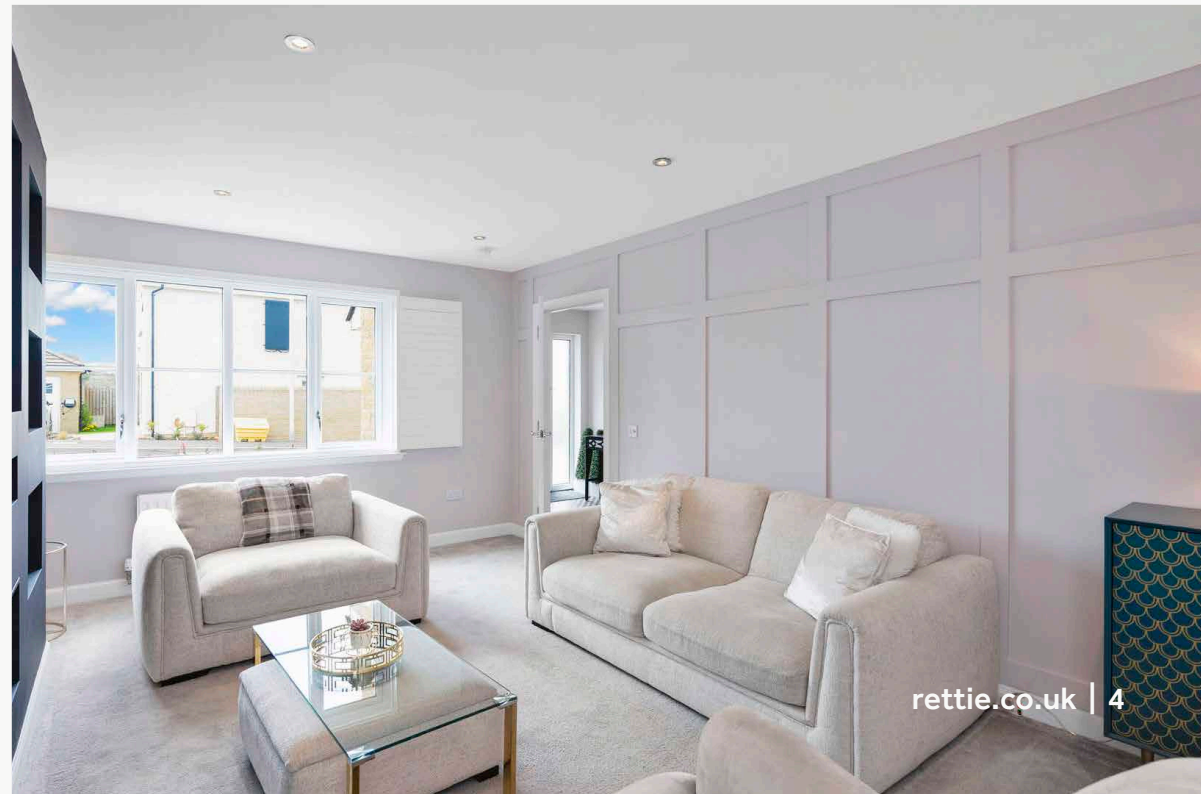
Situation:

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:

Beautifully and thoughtfully redecorated throughout, this impressive, detached family home offers spacious and versatile accommodation arranged over two levels.

The welcoming entrance hallway is finished with contemporary tiling and benefits from both a boot cupboard and under stair storage. At the heart of the home is the generous open-plan kitchen and dining room, flooded with natural light and perfectly suited to modern family living. The stylish kitchen features a range of integrated appliances, whilst French doors open directly onto the rear garden, creating an excellent space for entertaining. A utility room and cloakroom are positioned conveniently off the kitchen, with external access to the side of the property. To the front, the well-proportioned sitting room provides a comfortable retreat, complete with a bespoke media wall and living flame fireplace.



Upstairs, a spacious landing offers the flexibility to create a comfortable snug or seating area, while five generously sized double bedrooms enjoy superb views across the beautiful East Lothian countryside. The principal suite is particularly spacious and benefits from a walk-in dressing room and a stylish en-suite bathroom with separate bath and shower. A further bedroom enjoys its own en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Each bathroom features its own unique tiling and finish, adding character and style. Currently, one bedroom is utilised as a dressing room and another as a home office, demonstrating the flexibility of the accommodation. In addition, a substantial, fully insulated loft provides excellent storage space and is accessed via a fixed step ladder.

Gardens and Grounds

Occupying a generous corner plot, the enclosed rear garden has been beautifully landscaped by the current owners to create a low-maintenance outdoor haven. Areas of lawn are complemented by porcelain tiled terraces, planted borders and integrated lighting, creating an attractive outdoor space for relaxing and al fresco dining throughout the day and into the evening. To the front, there is a private lawn maintained by the factor, together with a paved driveway leading to the double garage.

Outbuildings

Further enhancing the garden is the summerhouse complete with electricity, currently utilised as a comfortable entertaining space but offering excellent versatility in its use. The double garage to the front has electricity and water supply.

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

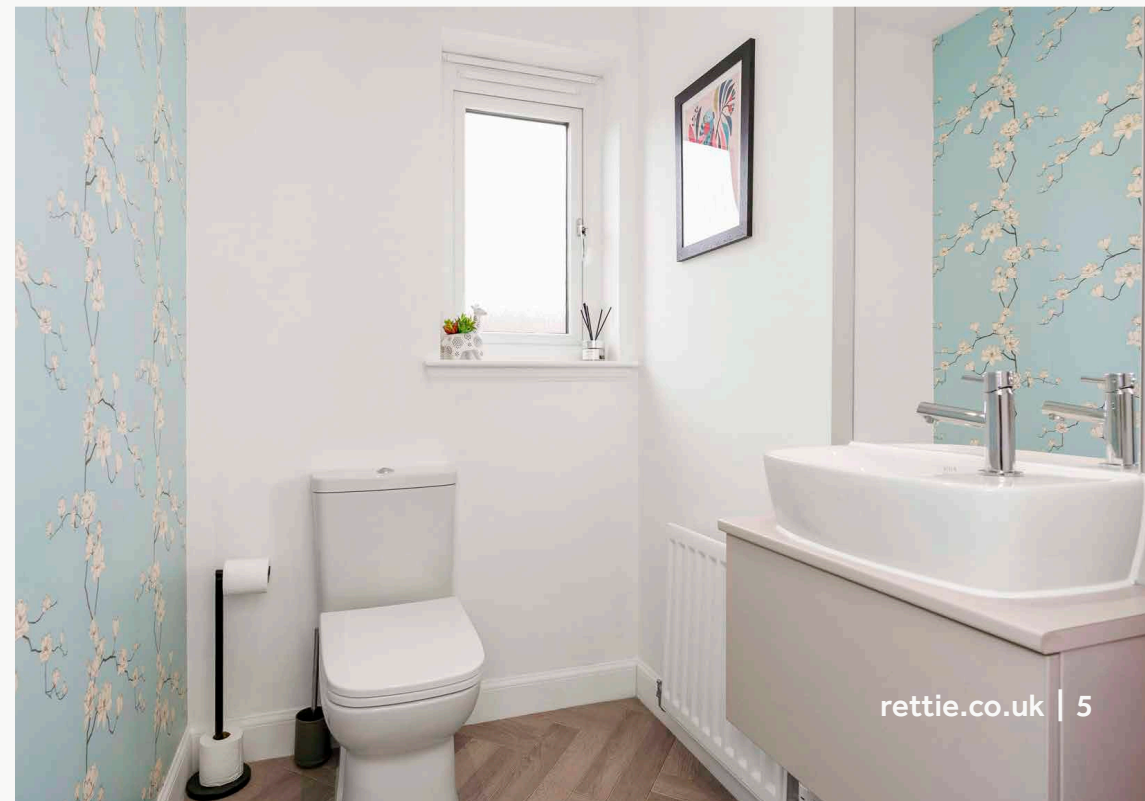
Entry and vacant possession will be by mutual agreement and arrangement.

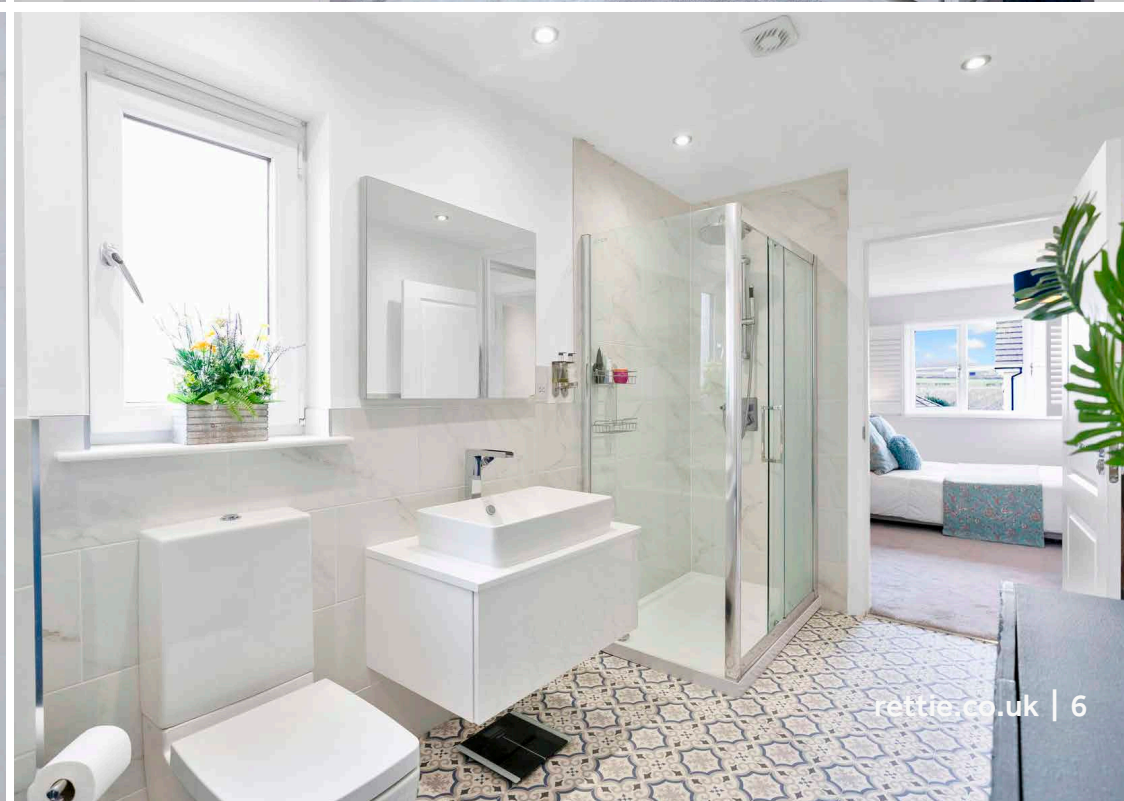
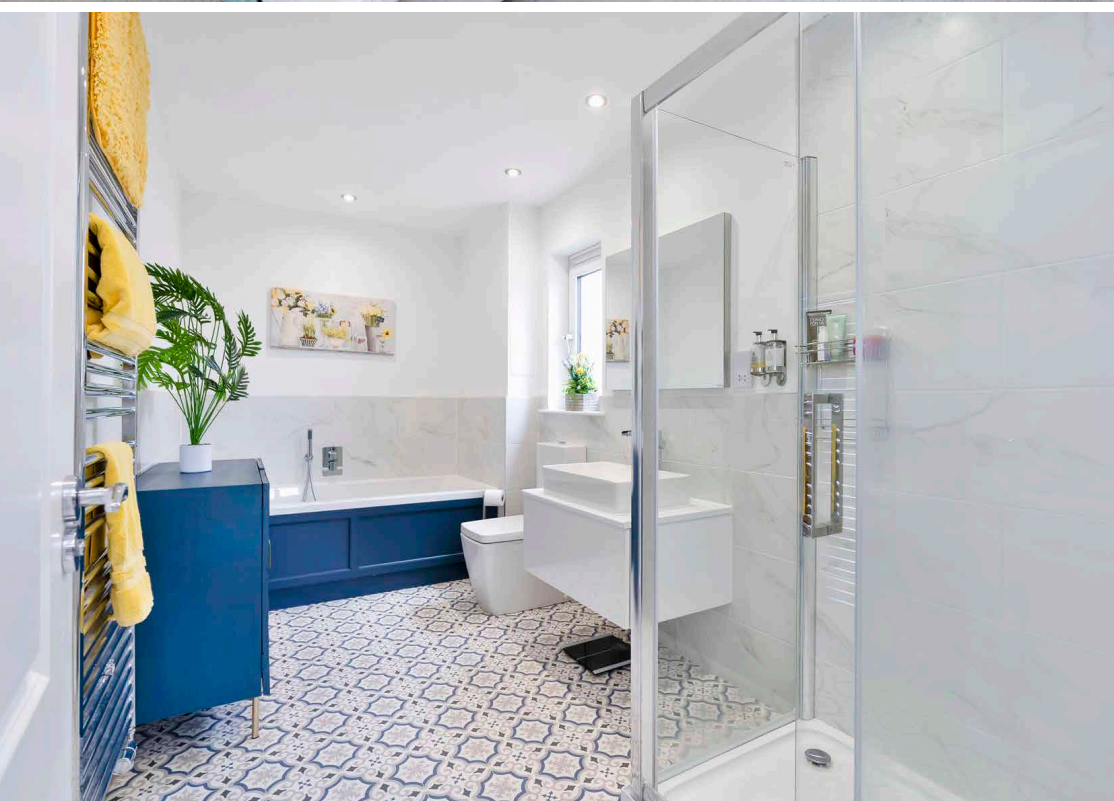
Services

Mains gas, electricity, water and drainage with a combi gas condensing boiler and solar panels.

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

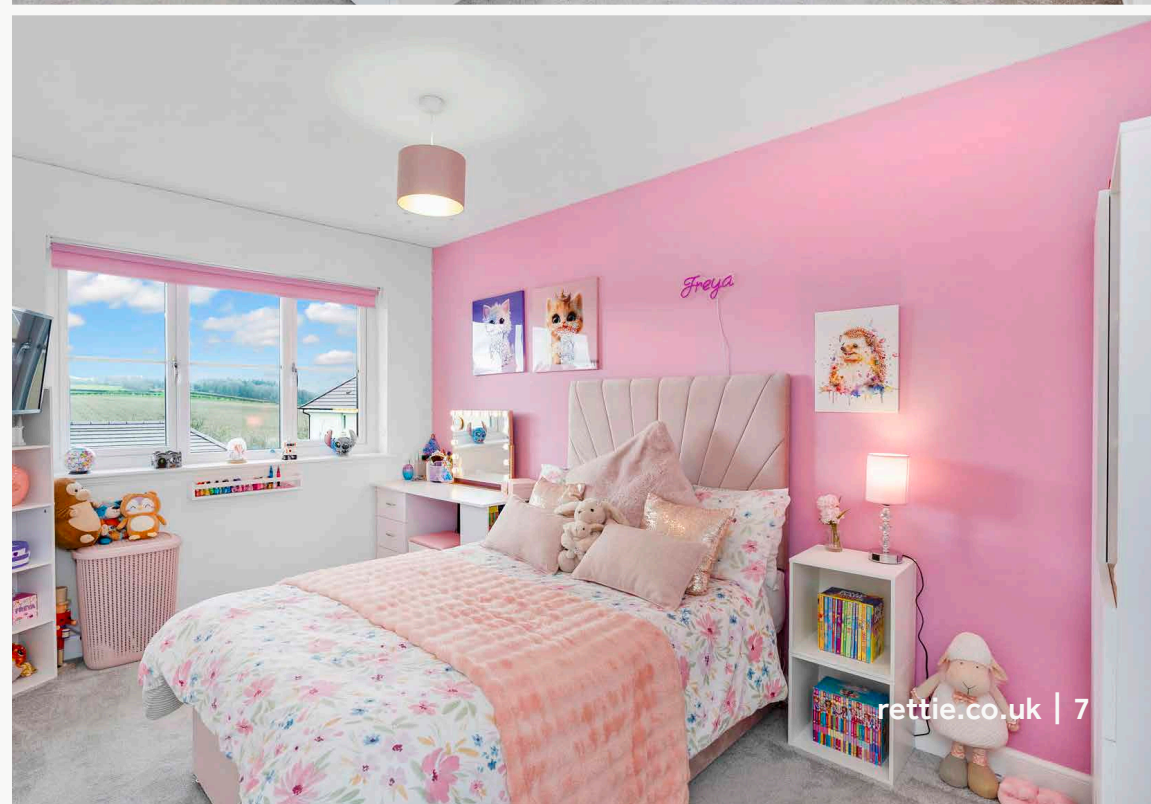
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

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

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

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.

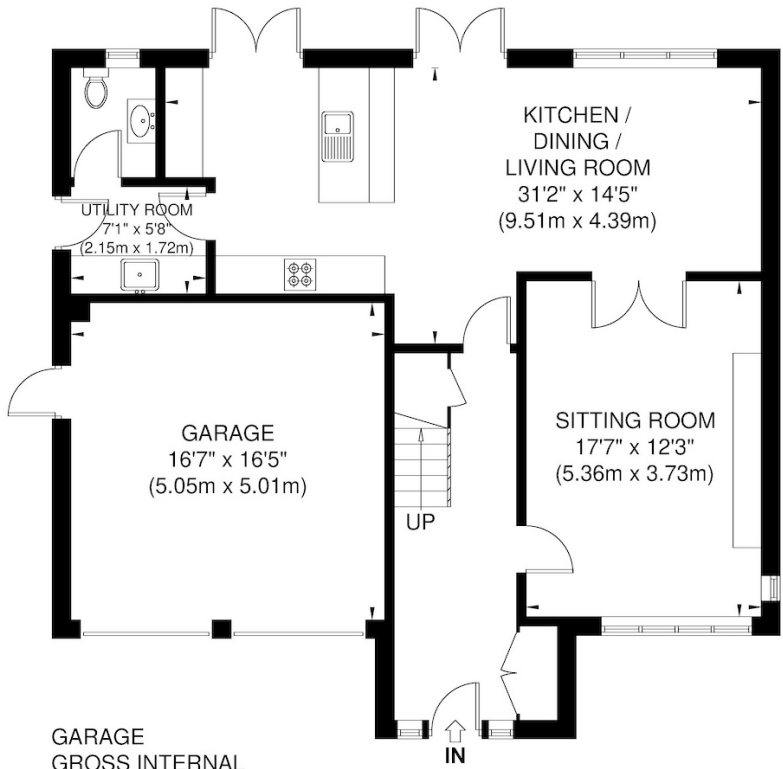
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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

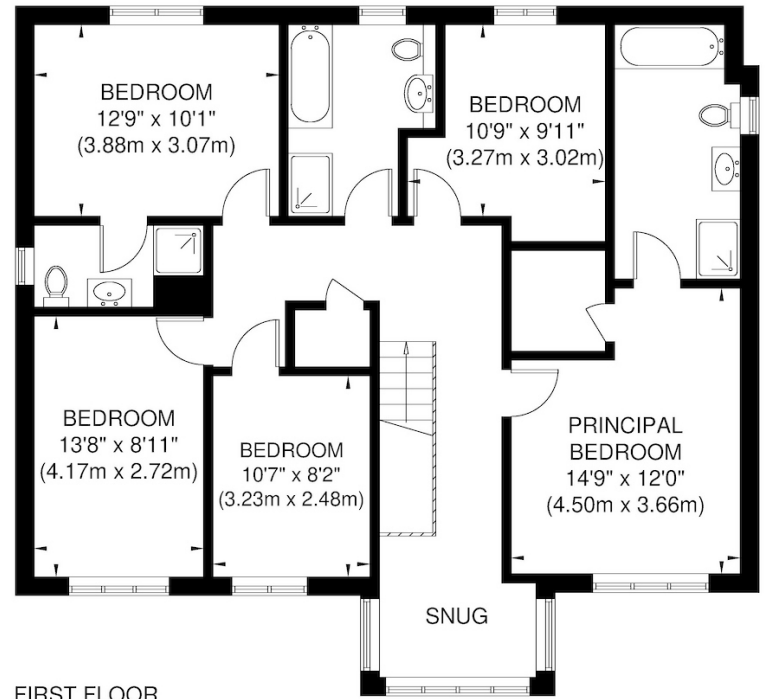
All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information 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].



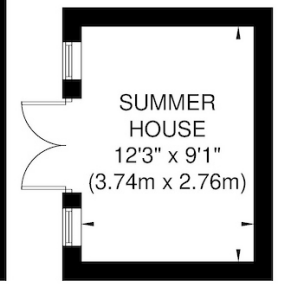


GARAGE
GROSS INTERNAL
FLOOR AREA 25.3 SQ M / 272 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 74.4 SQ M / 800 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 102.6 SQ M / 1104 SQ FT



SUMMER HOUSE
GROSS INTERNAL
FLOOR AREA 10.3 SQ M / 110 SQ FT

OLDRAIL CUTTING
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 177 SQ M / 1904 SQ FT
GARAGE AREA = 25.3 SQ M / 272 SQ FT
SUMMER HOUSE AREA = 10.3 SQ M / 110 SQ FT
TOTAL = 212.6 SQ M / 2286 SQ FT

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





RETTIE

☎ 0131 624 4183
✉ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH