



15 Beech Terrace  
Pencaitland  
EH34 5DG



Home Report  
Value:£300,000



1



3



1



EPC  
D

Pencaitland,  
East Lothian





## description

Beautifully presented, extended 3 bedroom terraced cottage with open countryside views to the front & rear. Providing excellent accommodation, the property briefly comprises entrance hall with storage, charming sitting room with wood burning stove, galley style fitted kitchen with integrated appliances, excellent sized master bedroom with fitted storage and working shutters, two further double bedrooms and bathroom with white suite and electric shower fitting over the bath. The property benefits from gas central heating, double glazing, private garden to the front & rear, which can easily accommodate 2 cars, a south facing enclosed area with summerhouse and large shed. There is also a partially floored attic room with velux window to the rear, providing the potential to create further accommodation, subject of course to the necessary planning permissions etc. The property is offered for sale in first class order throughout having been freshly decorated and must be viewed to be fully appreciated.

## accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Three bedrooms
- Rear hall & vestibule
- Bathroom
- Attic

## additional information

Items to be included in the price:  
Wood burning stove, integrated kitchen appliances, blinds, fitted carpets and floor coverings and, light fittings. Other items of furniture may be available by separate negotiation.



## the locality

The property is located in the pretty, rural village of Pencaitland in the highly regarded County of East Lothian. Pencaitland provides everyday amenities with a local shop and The Winton bar and restaurant. Further services are available in the neighbouring towns of Haddington just six miles away and Tranent. Edinburgh is within commuting distance via either the A68 or the A1 and there is easy access to public transport within the village and the nearest railway station is only 5 miles away in Prestonpans. The village is surrounded by picturesque countryside and the stunning coastline of East Lothian is a short journey away. Recreational activities include scenic walks and East Lothian is known as the Golf Coast as there are a number of golf courses within the County and there is direct access to the Pencaitland Railway Walk (which is also a national cycle route) via a short farmer's track from the end of the lane. High speed fibre broadband is available in the village. Nursery and Primary schooling is available within the village itself, whilst secondary schooling is available in nearby Tranent and Haddington.





Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



cameron stephen & co.

14 Constitution Street,  
Edinburgh EH6 7BT

tel: 0131 555 1234 or 07483 361731

property@cameronstephen.co.uk

www.cameronstephen.co.uk