



**2 Ivy Cottages**  
**Pencaitland**  
**EH34 5DN**



## 2 Ivy Cottages Pencaitland

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Nestled in the heart of the beautiful East Lothian village of Pencaitland, this charming two-bedroom, traditional lower villa is set in an idyllic rural setting.

The property occupies the lower half of an old farm cottage, stone-built in the 1890s. The accommodation comprises; welcoming hallway with large storage cupboard, bright and cosy living room with a traditional fireplace and wood-burning stove, kitchen with a range of white modern fitted units, oven, gas hob and door leading to the garden, utility area for a fridge and washing machine, two double bedrooms (one with period cast-iron fireplace), the family bathroom completes the beautifully presented accommodation. The fantastic, partially private rear garden can be accessed via the kitchen which also has an external store which is set up with lighting and power. The property has gas central heating and benefits from a host of period features and south-facing shared garden.

### Property Features

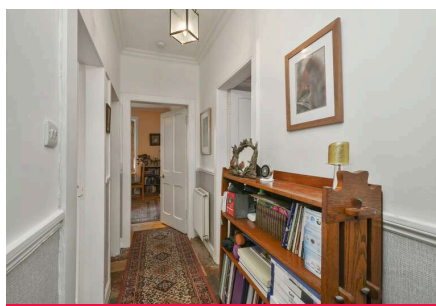
Stunning Location

Charming Cottage

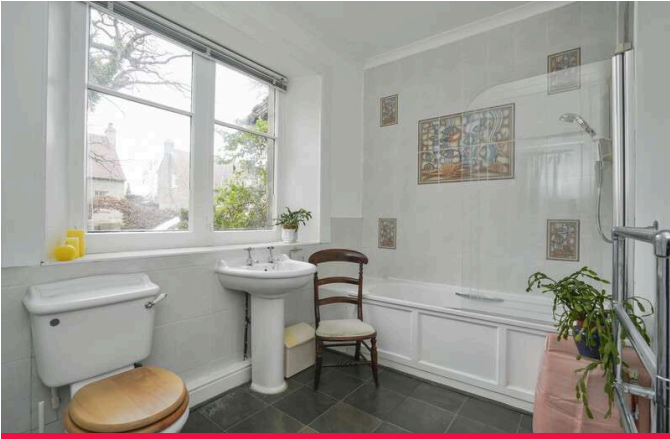
Beautifully Presented

2 Bedrooms

South Facing Garden

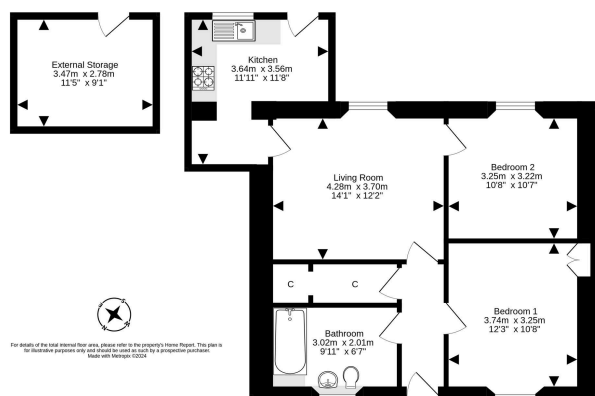








Pencaitland is an attractive rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, post office and a pub and there are excellent walks in the area. There is a good village primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh. A Tesco supermarket is available in Haddington some 10 minutes away by car and there is also a supermarket in Tranent. There is easy access to the City Centre some 40 minutes away, the City Bypass and Edinburgh International Airport.



### Extras

All fitted floor coverings, light fittings and integrated appliances are incorporated in the sale price (the seller will not warrant their working order).

**AS Anderson Strathern**

**Find out more**

**01620 82 2127**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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