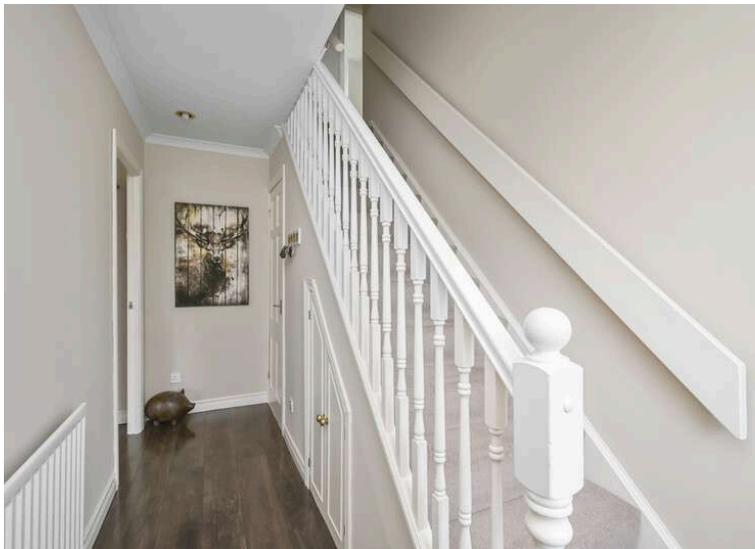




42 Lamberton Court, Pencaitland, EH34 5BL

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Quietly located in a cul de sac within the picturesque East Lothian village of Pencaitland is this charming bungalow. Situated over two levels the accommodation makes an ideal family home with generous rooms sizes throughout. The accommodation briefly comprises : a welcoming entrance hall with a stylish dark wooden floor which continues the whole of the downstairs, there is a useful under stairs WC. Beautifully proportioned lounge with large window giving lovely open views and good natural light with an arch giving access to the dining area. The open plan kitchen/dining room is separated by worktop space with storage underneath. The kitchen is tasteful in colour and style and hosts a wide range of wall and base units and gives space for free standing fridge/freezer and dishwasher. Separate utility room with sink, washing machine, further storage and access to the garage. The rear garden can be accessed from the dining room via the French doors or the utility room.

- Charming mid terraced bungalow over two levels
- Spacious lounge, Open plan kitchen/dining room
- Utility room, downstairs WC, garage with driveway
- 4 Generous bedrooms and family bathroom
- Gardens to front and rear and lovely views from all rooms







On the upper part of the property, the tasteful decor continues with neutral walls and beige carpet. There are two good sized storage cupboards and hatch giving access to the attic. All four bedrooms are of good proportions and Bedroom 1 and 4 benefits from built in storage. Family sized bathroom with shower over bath and window giving good natural light. Externally there is a well maintained gardens to the front and rear, driveway and ample visitor parking. The property further benefits from gas central heating and double glazing.





## Location

The village of Pencaitland lies in the East Lothian countryside beside the Tyne water, with popular Haddington and Tranent, as it's neighbours and which provide a wider range of amenities. It is ideal for commuting to the city or further a field, with the city by pass only a 10 minute drive. A spar shop within the local petrol station can provide your daily needs and Pencaitland has it's own primary school. Fort Kinniard retail park provides more extensive shopping. With the countryside on your door step, there are many leisure opportunities, with lovely walks along the Tyne water and access to the old railway paths. A leisure centre with swimming pool can be found in Tranent. Excellent transport links, with easy access to either the A1 or city bypass, regular bus service and Prestonpans train station (a 15 minute drive).

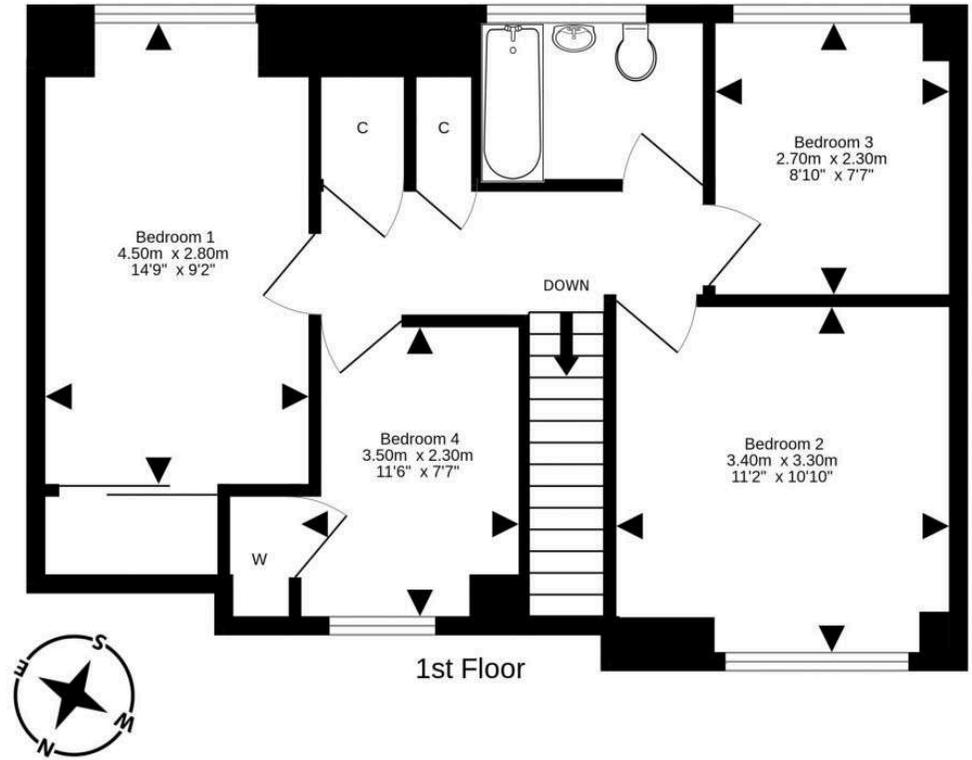
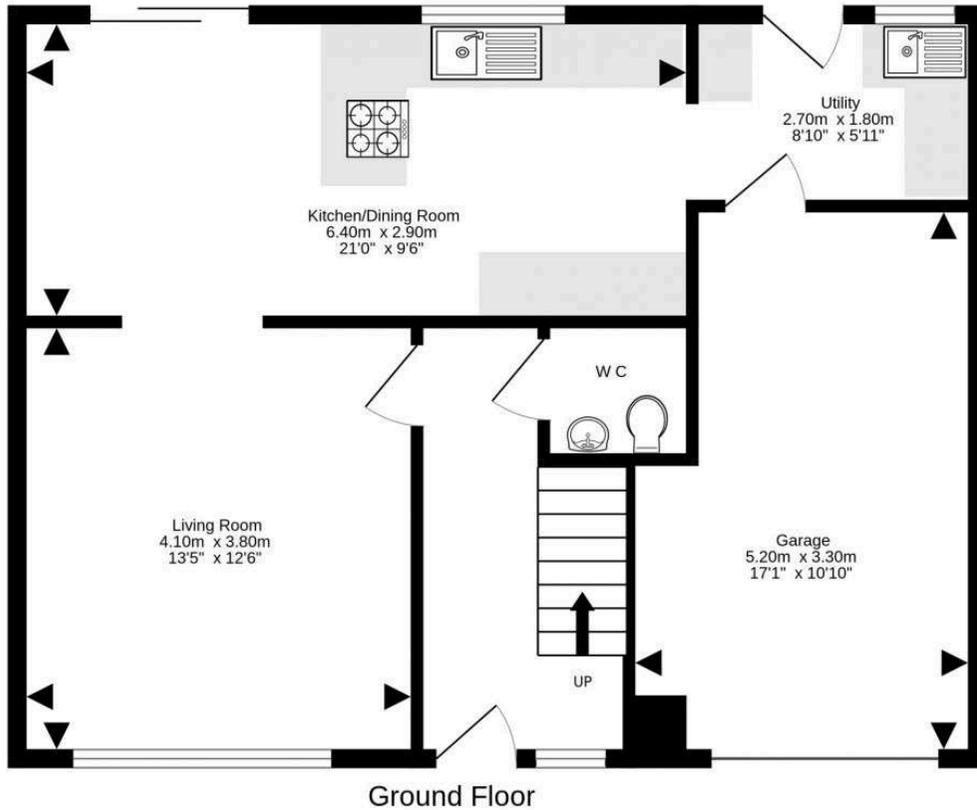
## Extras

Included in the sale are all window coverings, light fittings, fridge/freezer dishwasher and washing machine.

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2024