

# 27 The Green

PENCAITLAND, EAST LOTHIAN, EH34 5HE



*FIVE-BEDROOM DETACHED HOUSE  
ON A CORNER PLOT*



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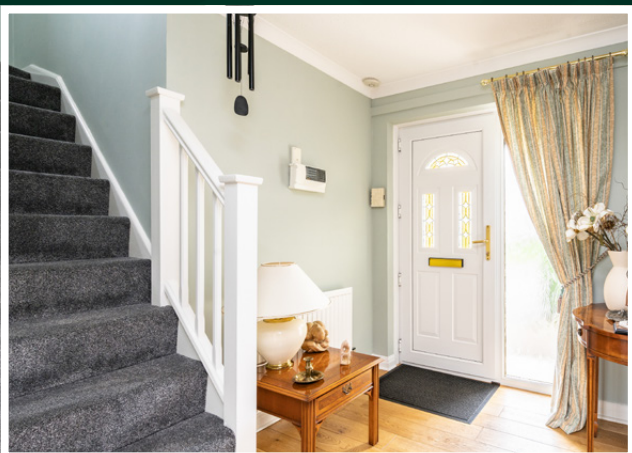
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Part Exchange available! McEwan Fraser is delighted to present this large five-bedroom detached house to the market. The property is presented in excellent condition and enjoys a corner position, with a large garden, a double garage, and a two-car driveway. Internally, there are five bedrooms including an en-suite master bedroom, a family bathroom, two



public rooms, a dining kitchen, a sun room, a utility room, and a ground-floor WC.

Further benefits include gas central heating and double glazing. This is a lovely family home and a viewing is essential to fully appreciate both the position and the proportions of the property.

The ground floor accommodation is focused on a superb lounge that has plenty of floor space to accommodate a range of different furniture configurations. Patio doors open to the rear garden. The lounge also boasts a beautiful Edwardian-style fireplace that creates a natural focal point. A generous dining room sits adjacent to the lounge and has ample space for a large dining table and supporting furniture.





**Dining Room**





The dining kitchen is finished to an exacting standard. There is a full range of base and wall-mounted units arranged around a range-style cooker. The units offer generous prep and storage space for the aspiring chef.

The kitchen also has plenty of space for a dining table which helps create a



less formal entertaining space. Laundry facilities, the boiler, and additional storage are found in an attached utility room.

A door from the kitchen opens into a sun room which has patio doors onto the garden and also gives internal access to the double garage.





**Kitchen/Diner**





**Kitchen/Diner**





**Sun Room**





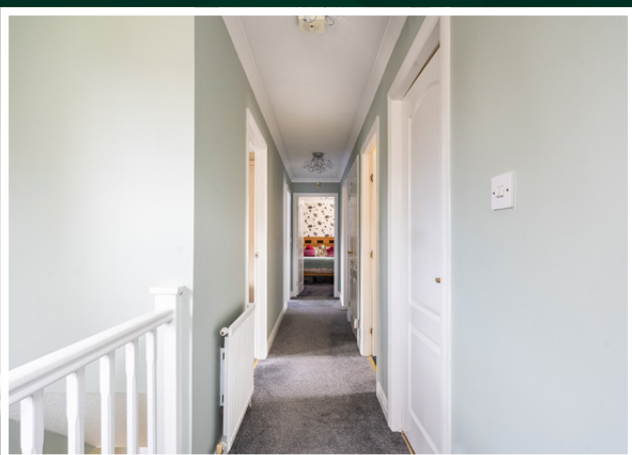




Climbing the stairs, the first-floor landing gives access to all five bedrooms, the family bathroom, and a loft for additional storage. Bedroom one is a large double bedroom with an attached en-suite shower room and walk-in wardrobe. There is plenty of space for a large frame bed and plenty of free-standing bedroom furniture. The shower room is finished to



an exacting standard with full tiling and a modern suite.



Bedroom two is a double bedroom with generous built-in storage. Bedroom three is a further double bedroom that currently has fitted storage. Bedroom four is a large single bedroom and bedroom five is a further double bedroom.

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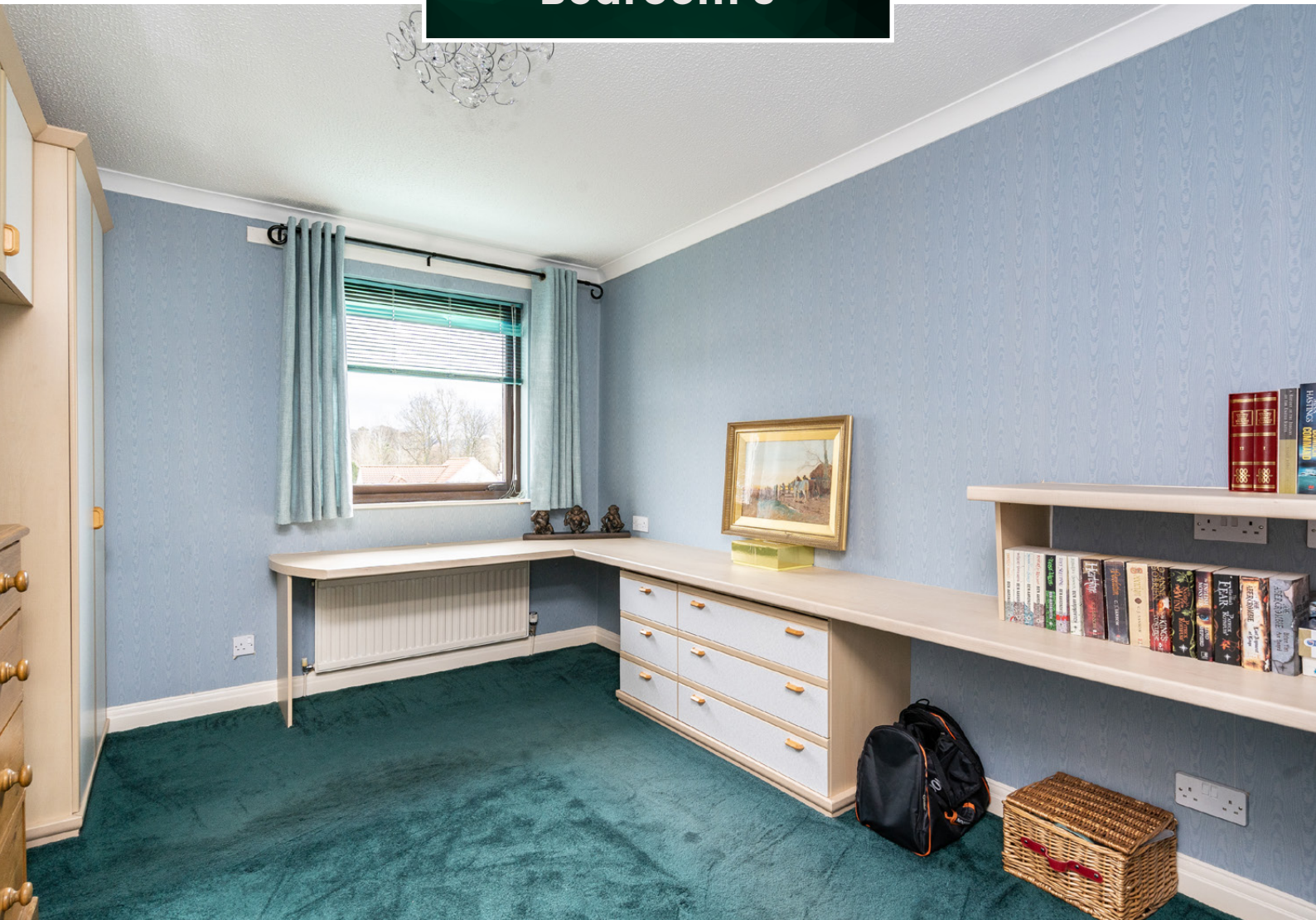


**Bedroom 2**





**Bedroom 3**





**Bedroom 4**





**Bedroom 5**

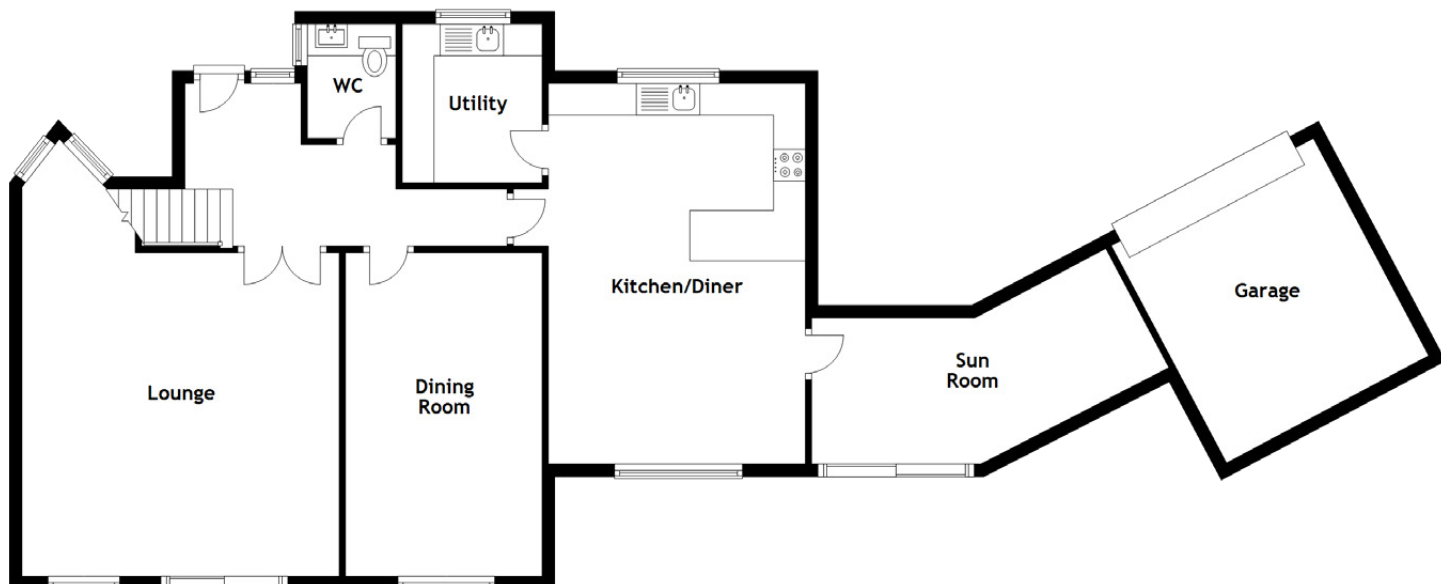




The internal accommodation is completed by the family bathroom which boasts full contemporary tiled and a white suite with shower over bath.







### Approximate Dimensions

(Taken from the widest point)

Lounge	6.51m (21'4") x 5.00m (16'5")	Bedroom 2	3.60m (11'10") x 3.30m (10'10")
Kitchen/Diner	6.00m (19'8") x 4.60m (15'1")	Bedroom 3	3.90m (12'10") x 3.10m (10'2")
Dining Room	5.10m (16'9") x 3.10m (10'2")	Bedroom 4	2.60m (8'6") x 2.00m (6'7")
Sun Room	5.70m (18'8") x 2.30m (7'7")	Bedroom 5	3.90m (12'10") x 2.40m (7'11")
Utility	2.50m (8'2") x 2.20m (7'3")	Bathroom	3.60m (11'10") x 1.90m (6'3")
WC	1.80m (5'11") x 1.40m (4'7")		
Bedroom 1	4.10m (13'5") x 4.05m (13'3")	Gross internal floor area (m <sup>2</sup> ): 167m <sup>2</sup>	
En-suite	2.10m (6'11") x 1.80m (5'11")	EPC Rating: D	



Externally, the property boasts a large mono-block driveway and garden grounds to the front, side, and rear. The gardens are mature and bordered by established bedding areas. There is also an extensive patio area adjacent to the house.





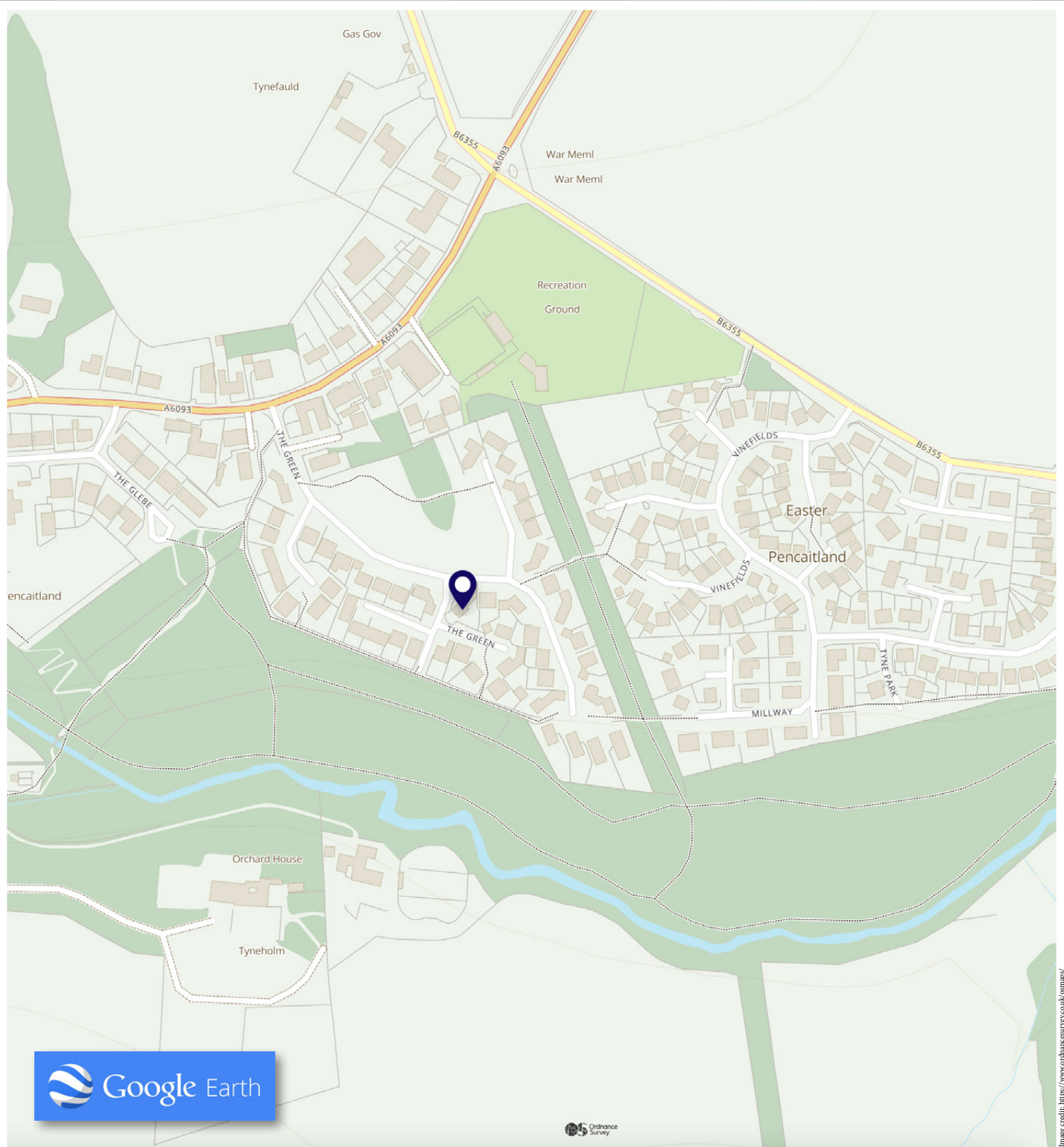


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Situated in the picturesque heart of East Lothian, Pencaitland is a friendly and popular conservation village located only ten minutes from Haddington and Gifford. Whilst the village itself boasts a convenience store, a post office, and a pub, nearby Haddington plays host to further amenities, including large supermarkets, a monthly farmers market, and a charming selection of independent shops.

There is a good village primary school in Pencaitland, with senior schools at Haddington and Tranent, and a great choice of independent schools nearby, including Compass in Haddington, Belhaven Hill Prep School in Dunbar, and the renowned Loretto in Musselburgh. Winton Estate is on your doorstep and the woodland behind the property offers beautiful walks. The journey into Edinburgh city centre by car is approximately 35 minutes, with the A1, city bypass, central motorway network, and Edinburgh International Airport all readily accessible

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# McEwan Fraser Legal

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