



9 LAMBERTON COURT
Pencaitland, East Lothian, EH34 5BL

DAVIDSONS



Situated within an established residential area of Pencaitland, this mid-terraced chalet-style house offers spacious and flexible accommodation including four bedrooms, four reception areas, a breakfasting kitchen, a shower room, and a separate WC, all presented with attractive, modern interiors and mostly neutral décor. Externally, the house is accompanied by front and rear gardens and a private driveway.

The front door opens into a hallway with built-in storage and a WC, leading into an open-plan living room and dining room on the right. Here, a sociable open-plan space is created for everyday family life and entertaining alike, with ample space for configurations of lounge and dining furniture. The living room is filled with sunny natural light through a southeast-facing window, and the adjoining room features French doors opening onto the rear garden. The generous neighbouring kitchen is fitted with a wealth of attractive, wood-styled wall and base cabinets, ample workspace, and splashback panels, whilst a breakfast bar offers space for seating for two. Integrated appliances comprise an oven and grill, a combination microwave, a gas hob, an extractor hood, a dishwasher, a washing machine, and a wine cooler, whilst an American-style fridge/freezer is neatly housed in an alcove within the cabinets. The kitchen also benefits from garden access. A sitting room with an adjoining sunroom completes the ground-floor accommodation, providing versatile extra living space that can be utilised in a number of ways by the new owner.

PROPERTY FEATURES

- Mid-terraced house in Pencaitland
- Well-presented, modern interiors
- Entrance hall with storage and a WC
- Spacious open-plan living room and dining room
- Sitting room with adjoining sunroom
- Large breakfasting kitchen
- Four well-proportioned and versatile bedrooms
- Modern shower room
- Front and rear gardens
- Private front driveway
- Gas central heating and double glazing





**SPACIOUS OPEN-PLAN
LIVING ROOM AND DINING
ROOM, A SITTING ROOM
WITH ADJOINING SUNROOM
AND A LARGE BREAKFASTING
KITCHEN**







Upstairs, a landing (with storage) leads to the home's four bedrooms and a shower room. The bedrooms are all tastefully decorated and carpeted for optimum comfort underfoot, and the two smaller sleeping areas are being used as a study and a music/hobby room respectively, further highlighting the home's versatility. Finally, the modern shower room comprises a large enclosure with a rainfall showerhead and handset, and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the home enjoys a low-maintenance front garden, as well as a good-sized rear garden featuring a lawn with established shrubbery and planting, a patio for outdoor dining furniture, and a shed for storage. A private front driveway provides off-street parking.

Extras: All fitted floor coverings, window blinds, selected curtains, light fittings, and integrated kitchen appliances will be included in the sale.



PENCAITLAND

Situated in the picturesque heart of East Lothian, Pencaitland is a friendly and popular conservation village located a short drive from Tranent, 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.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

FOR MORE INFORMATION
PLEASE CONTACT:

T: 0131 558 9999

E: iainhaigh@davidsons-solicitors.co.uk

F: 0131 557 3139

35 Albany Street
Edinburgh
EH1 3QN

DX 551061 Edinburgh 6

espc

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