

Galbraith



BOWMONT
PENCAITLAND, EAST LOTHIAN



BOWMONT, PENCAITLAND EAST LOTHIAN. EH34 5DP

An outstanding detached family home

Edinburgh 15 miles ■ Haddington 6 miles ■ North Berwick 17 miles

- 3 reception rooms, 4 bedrooms.
- Extremely bright and spacious throughout.
- Large kitchen, dining and living area with direct access to the garden.
- Excellent storage throughout.
- Within its own landscaped garden and grounds.
- Garage and off road parking for 4 cars.
- Easy access to A1, bus routes and train line.
- An array of local services and amenities.

Galbraith

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OnTheMarket



SITUATION

Bowmont sits within the pretty East Lothian village of Pencaitland, which is only 15 miles from Edinburgh. The village has a primary school, Post Office, garage, a couple of shops as well as a soon to be completed, pub/restaurant.

Haddington is only 6 miles away and offers a greater array of shopping and amenities, these include, supermarkets, leisure facilities and a High School.

East Lothian is well known for its miles of pretty beaches, endless dining options and golf courses, including the championship courses of Muirfield and The Renaissance.

Being only 6 miles to the nearest train station, access to Edinburgh for both work and educational purposes is straightforward. There is also a bus service from the village into Edinburgh.

DESCRIPTION

Bowmont is an exceptionally well appointed family home which offers space and light in abundance. This well proportioned property with its large living area to the rear, provides ample entertaining space throughout.

The back space benefits from under floor heating and handmade kitchen units with central island and electric Aga. Bi-Folding doors provide easy access to the garden patio area. There is a well equipped utility area off the kitchen. Off the bright hall, there is a lounge with a log burning stove and separate dining room. There is a study/playroom which could be used as an additional bedroom. A cloakroom completes the ground floor.

A stained glass window, half way up the stairs, provides plenty of natural light into the large landing which could be used as an office/study area. The main bedroom, enjoys the benefit of an en suite and dressing room. There is a guest bedroom with en suite shower room. Bedroom three and four are equally good sized doubles. There is a spacious family bathroom with stand alone bath, shower, wc and basin.

Storage is plentiful throughout the property and this is further enhanced by the partially floored loft space that can be reached via ramsay ladder from a walk in cupboard.



ACCOMMODATION

Ground Floor:

Vestibule, Hall, Lounge, Dining Room, Kitchen/Dining/Living Room, Study/Playroom, Utility Room, Cloakroom/WC

First Floor:

Landing, Main Bedroom with En Suite Bath/Shower room and dressing area, Guest room with en suite shower room, Two further double bedrooms and a family Bathroom.

A large partially floored loft space, accessed by ramsay ladder from walk in cupboard on landing.

GARDEN AND GROUNDS

Bowmont benefits from being set back from the main road, It is accessed via a private, gravelled driveway into the landscaped front garden. As well as a garage, there is space for up to 4 cars.

The rear garden is chiefly laid down to lawn with a good sized patio area. There is a fine array of borders, vegetable beds, fruit and ornamental trees.

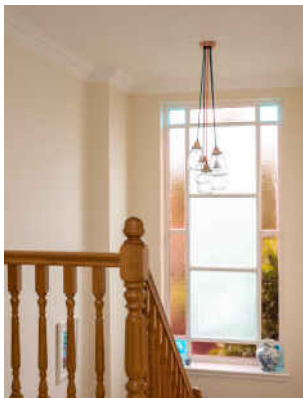
There is a timber shed, greenhouse, outside bar area and pizza oven to the side of the house, adding to vast entertaining space to the rear of the property.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words : neatly.keep.dries

POST CODE

EH34 5DP



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	Band G	D67

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2022.







BOWMONT, PENCAITLAND
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3589 SQ FT / 333.4 SQ M
 (INCLUDING GARAGE)

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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