



# THE CUSTOMS HOUSE

PENCAITLAND, EAST LoTHIAN









# PRETTY BRICK-BUILT COTTAGE RECENTLY RENOVATED THROUGHOUT AND SITUATED IN THE HISTORIC VILLAGE OF GLENKINCHE

**The Customs House  
1 Glenkinchie Houses  
Pencaitland  
East Lothian  
EH34 5ET**

Former distillery customs house in the heart of the village of Glenkinchie

Recently renovated to a high standard

Period features throughout

Accommodation over two floors

3 bedrooms and 2 bath / shower rooms

Large conservatory overlooking the garden

Close to good local schooling and Edinburgh

- Kitchen / breakfast room, sitting room, conservatory / dining room, 3 double bedrooms, 2 bath / shower rooms / utility room
- Garden, workshop
- EPC = E



## SITUATION

The Customs House, 1 Glenkinchie Houses, is situated in a small historic village, just outside the picturesque village of Pencaitland within the highly desirable county of East Lothian. At the centre of the village is the last remaining lowland whisky distillery built alongside the Kinchie Burn. The nearby towns of Haddington and Tranent have a good range of services and facilities while Edinburgh, less than 16 miles away, has a more extensive range of amenities including an international airport, universities, cultural attractions and shops. Combined with its easy access to the coast and country, Pencaitland perfectly balances rural life with urban accessibility.

The house is well positioned for schools and has good transport links. Pencaitland Primary School is highly regarded and only a short drive from the property. Ross High in Tranent provides local secondary schooling. There is a direct bus service from Pencaitland to Edinburgh and Haddington and the train stations at Wallyford, Newcraighall and Longniddry also offer good commuter services. The A1 and A68 provide superb road links to Edinburgh city centre and the A720 City Bypass as well as access to the Scottish Borders.

The East Lothian countryside offers a wonderful quality of life, supporting a wide range of activities such as cycling, horse riding and field sports and is particularly well known for its quality links golf courses. The towns of Tranent, Haddington and North Berwick have a range of sports clubs and well equipped sports centres, including indoor swimming pools.

## DESCRIPTION

1 Glenkinchie Houses is the former customs house to the distillery and dates from around 1896. The house is brick built and detached under a slate roof and looks out towards the Kinchie Burn. The house has recently been fully renovated by the current owners from top to bottom and offers comfortable and modern living over two floors.

Double storm doors open into a spacious hallway with the kitchen off to the right. It looks out towards the Kinchie Burn and is fitted with a range of painted base units with timber worktop and integrated appliances which include an oven, microwave, hob and fridge freezer. The kitchen also has an open fireplace and engineered oak flooring, which is a feature throughout much of the ground floor.

The sitting room is a cosy space with double doors through to the conservatory and a wood burning stove with marble mantel. The conservatory is south and east facing and wraps around the house with doors out to the garden. The room is heated by a large wood burning stove and overlooks the garden. At the back of the house is a double bedroom and bathroom which is partially panelled.

There are two spacious double bedrooms on the first floor which look out to the front of the house and have fireplaces. Between them is a shower room which is located off the landing and has a WC and wash hand basin.

The garden mainly sits to the east of the property where there are areas of lawn and a terrace with timber fencing around the perimeter. At the end of the garden is a recently erected timber workshop with power and lighting. There is off-street parking to the west of the house, accessed via double-gates off the main road through the village.

### DIRECTIONS

Head south out of Pencaitland on Lempockwells Road for about 1 mile then turn right at the crossroads, following signs for Peastonbank and Glenkinchie Distillery. The house is the first on the left after crossing the burn.

### GENERAL REMARKS

**Services** Mains water and electricity. Drainage to a shared septic tank. Oil fired central heating.

**Local Authority** East Lothian Council tax band D.

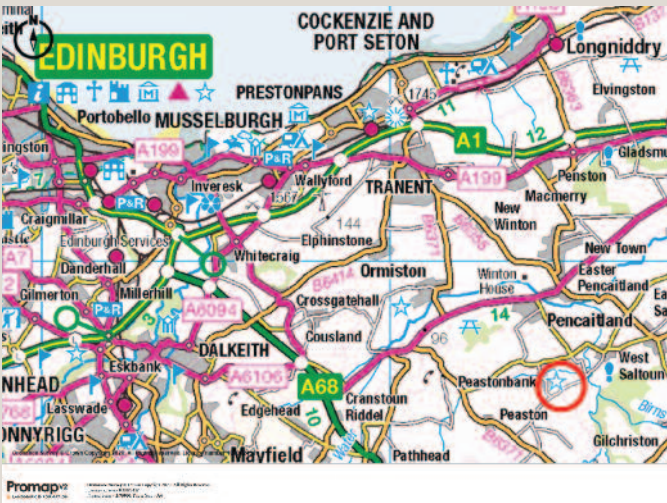
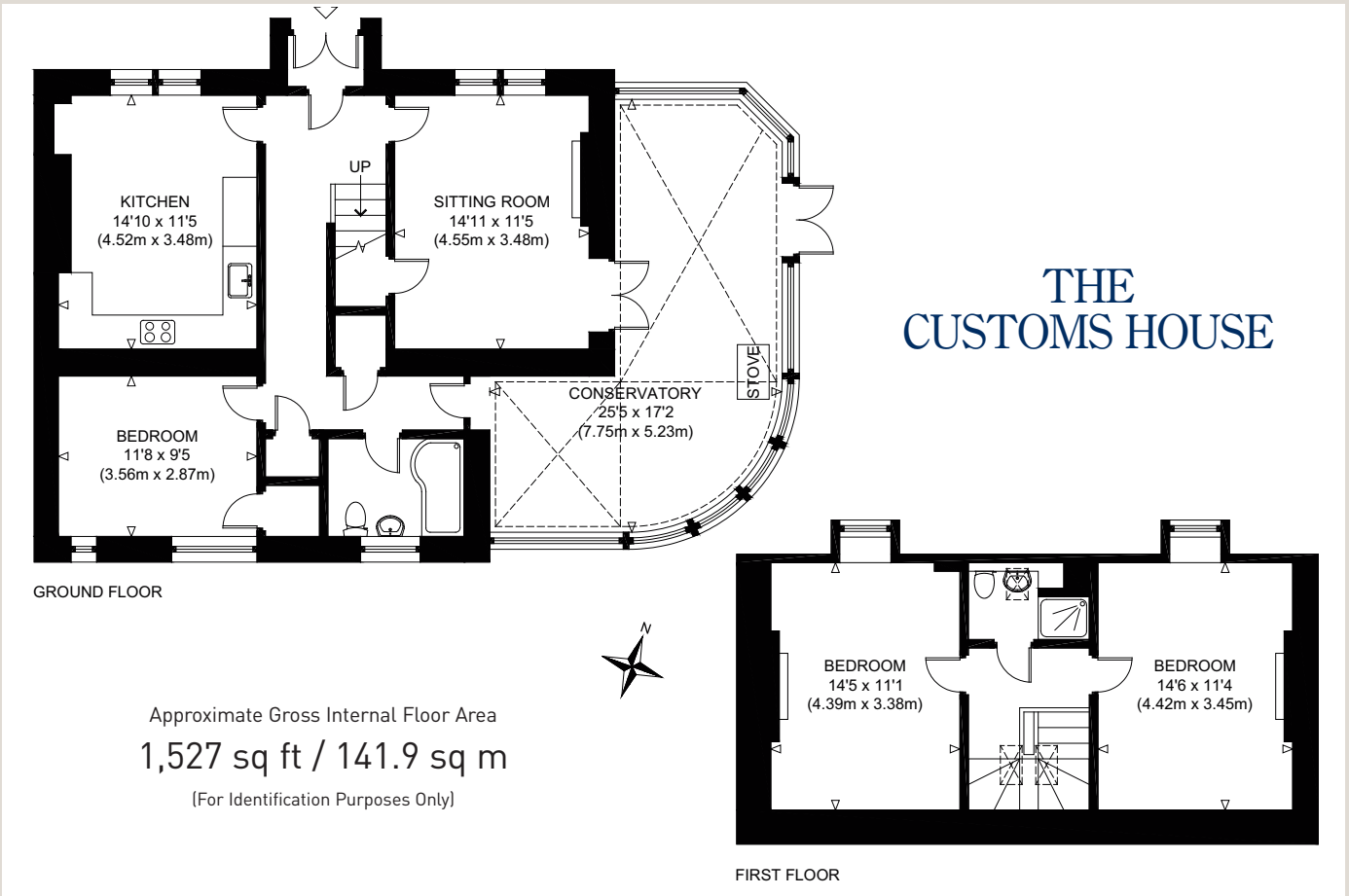
**Conservation Area** The property sits within the Glenkinchie conservation area.

**Fixtures & Fittings** Light fittings, blinds, curtains and integrated white goods are to form part of the sale.

**Solicitors** Gilson Gray, 33 Westgate, North Berwick, EH39 4AG. Tel: 01620 893481.

**Viewing** Strictly by appointment with Savills - 0131 247 3738.

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