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WELCOME TO:

# BURNET CRESCENT

1 Burnet Crescent, East Saltoun, Pencaitland, EH34 5BZ



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## BURNET CRESCENT AT A GLANCE:



Picturesque  
East Saltoun village



Detached  
new-build home



Beautifully  
presented



A ten-minute drive  
from Haddington



Well-maintained  
rear garden



Close to local  
schooling

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

This is a beautifully presented five-bedroom detached house in the picturesque village of East Saltoun, an East Lothian conservation area. Stylishly presented throughout, this exceptional family home boasts, spacious living areas and bedrooms, a contemporary dining kitchen and stunning bathrooms. Set on a corner plot within a small and exclusive development it's detached, converted double garage/studio and landscaped gardens only enhance its appeal, as does its proximity to Haddington, Tranent, scenic coastline, and renowned golf courses.

- Light-filled, dual aspect living room boasting an elegant interior design including engineered Oak flooring, and a wood-burning stove housed on a black slate hearth.
- Open plan dining/kitchen flooded with natural light and featuring French doors which open out into the rear garden. The tasteful décor includes vertical radiators, pendant lighting, and hardwood flooring. A bespoke newly fitted kitchen provides quality pale grey base units, solid Bamboo worktops, and highspec integrated NEFF appliances including an induction hob, slide and hide oven, steam oven and warming drawer. Dishwasher, with ample space for freestanding goods.
- Utility room which adjoins the kitchen and provides access to the side of the house. Features wall and floor units, sink, worktops, and space for appliances.
- Ground floor modern WC with washbasin.
- Principal double bedroom with dressing area, bespoke built-in wardrobes, and a contemporary en-suite shower room.
- Three bright double bedrooms all with built-in wardrobes.
- A versatile home office/study that could be another double bedroom.
- Bathroom including a black chrome towel radiator, roll top claw foot bath, frameless rainfall shower enclosure.
- Neat front garden and a double driveway
- Enclosed rear garden, beautifully landscaped with patio seating areas and a large area to the side with raised vegetable beds.
- Detached double garage partially converted into a studio.
- Oil fired heating and double glazing throughout.













# LOCATION, LOCATION, LOCATION:

Lying in the foothills of the Lammermuirs, twenty miles east of Edinburgh East Saltoun is a charming, rural, and picturesque conservation village. A welcoming East Lothian community it has a historic church and a popular village hall with playing fields hosting local activities, a playgroup, and fitness classes.

Its wonderful location means that outdoor recreational opportunities are exceptional including countryside walks and cycles, golf at some of the most renowned courses, and days spent on breathtaking beaches including those at Gullane and North Berwick. The nearby market town of Haddington lying on the bank of the River Tyne has an array of shops, cafés, and restaurants along with a Tesco superstore and a small retail park that houses a Starbucks, Costa, and Aldi amongst others. It also hosts

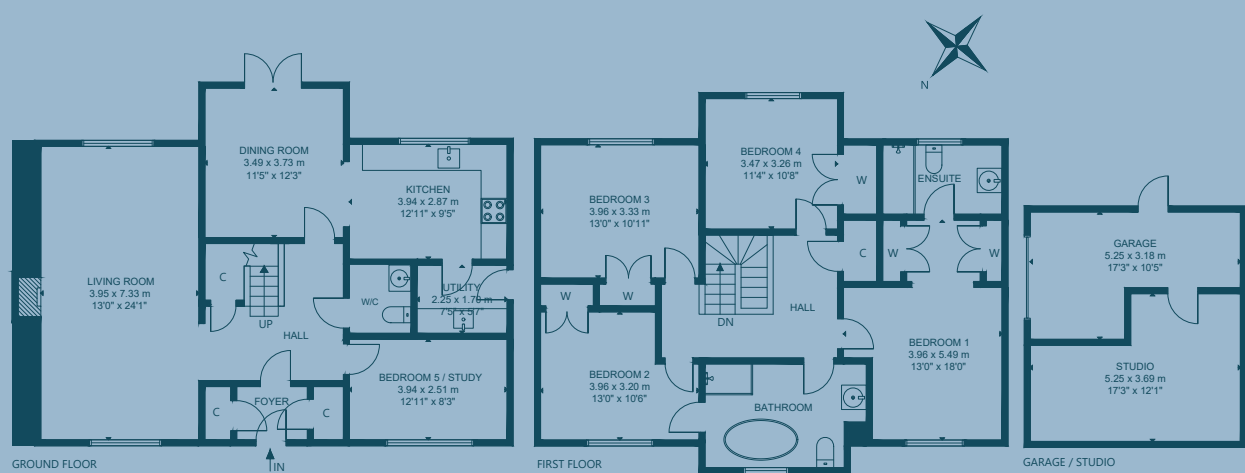
a farmer’s market on the last Saturday of every month with local and seasonal food, unique gifts, and handmade crafts. Tranent has a bustling high street, Asda & Aldi supermarkets, a leisure centre with a 25m swimming pool, health suite, state-of-the-art gym, fitness classes, and sports halls.

There is a local primary school, and it is in the catchment area for Ross High School in Tranent. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

The nearest train station is Longniddry, which is a fourteen-minute drive and offers regular services between Edinburgh and North Berwick. Fort Kinnaird Retail Park is a twenty minute drive and there is easy access to Edinburgh by car.



## FLOOR PLAN:



1 Burnet Crescent, East Saltoun, Pencaitland, EH34 5BZ  
Approx. Gross Internal Area  
1,938 Sq Ft - 180 Sq M  
For identification only. Not to scale.  
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# WE'D LOVE TO HEAR FROM YOU:

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