

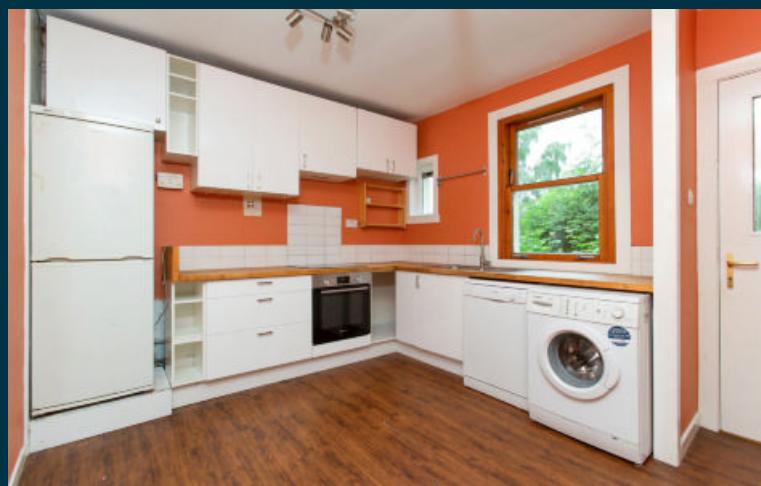
**8 South Crescent
East Saltoun, EH34 5EA**
OFFERS OVER £295,000



- Traditional, extended semi detached cottage
- Stunning countryside views
- Livingroom with solid fuel stove, fitted kitchen/diner
- Four double bedrooms, one en suite
- Family bathroom
- Solid fuel central heating, double glazing
- Gardens to front & rear. Driveway
- EPC Band E, Council tax band D

Description

This is a well presented four bedroom semi-detached cottage sitting on the edge of the picturesque village of East Saltoun. Overlooking stunning countryside this property offers a lovely rural position yet only a minute's walk into the centre of the village. The cottage itself has an entrance hall, lounge with a solid fuel stove as the main focal point, sanded wooden floor and also views to the Lammermuir Hills. The modern dining kitchen has a range of fitted units and appliances and a door to the garden. There are two double bedrooms on this ground level and a modern family bathroom. The upper level has a master bedroom with lovely views to the Lammermuir Hills with an en suite shower room and a further double bedroom with double aspect views to the Lammermuir Hills and as far as Arthurs Seat. There are double glazed windows and central heating and hot water is provided by the solid fuel stove, and an immersion tank provides hot water when the stove is not in use.





Location

East Saltoun is a picturesque East Lothian village located some 5 miles southwest of Haddington, 2½ miles east of Pencaitland and Edinburgh city centre is approximately a 30 minute drive away. Village amenities include a shop and an active village hall with education catered for at primary level by the village school or in Pencaitland and

at secondary level in Haddington (Knox Academy) or in Tranent (Ross High). The village is a conservation area and has several 18th century buildings and a Gothic

Parish Church. There are some beautiful walks in the surrounding countryside including Saltoun Forest and further afield there are the Lammermuir Hills or the many coastal walks.

Gardens and parking

There is a well maintained front garden, shielded by hedging from the main road and mainly laid to lawn with wooden planters, a variety of mature plants, shrubs and trees with a pebbled driveway providing off street parking. There is a wooden shed and log store. To the rear is a larger, fully enclosed garden with lawn, paved patio and a variety of plants, shrubs and trees.

Extras

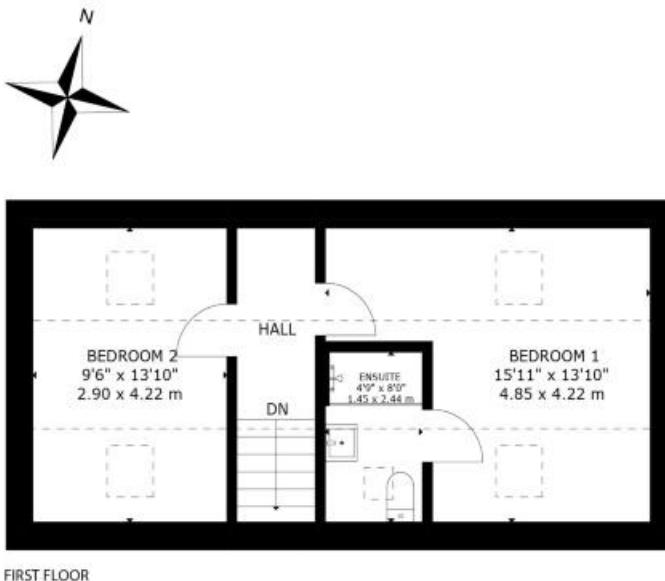
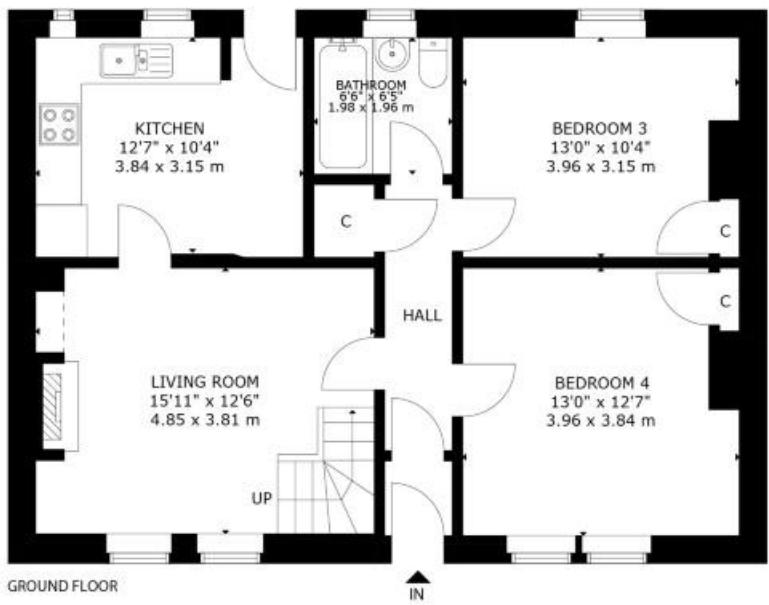
All the fitted floor coverings, integrated electric hob, oven, cooker hood, automatic washing machine, dishwasher, fridge freezer, wooden shed and log store are included within the sale price.

Home Report

The property is valued at £300,000 and the Home Report is available via the ESPC link.

Viewing

By appointment telephone Agents on 0131 665 3131



8 SOUTH CRESCENT, EAST SALTOUN, EH34 5AE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,211 SQ FT / 113 SQ M

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

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