



GARDEN STIRLING BURNET

THE LANG HOOSE

East Saltoun | Tranent | EH34 5EB





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Welcome to The Lang Hoose

DETACHED COUNTRYSIDE COTTAGE



Covering 1,973 square feet, The Lang Hoose is a large three-bedroom detached cottage that is finished to impressively high standards, enjoying on-trend decor throughout and premium finishings. It offers generous living space, including two reception rooms, and boasts a stylish breakfasting and two modern bathrooms. This southeast-facing residence further benefits from extensive private parking and spectacular gardens. Backed by open countryside, it also has a peaceful and picturesque setting in East Saltoun village, providing a delightful base for families, professionals, and downsizers who seek a relaxed location in commuting distance of Edinburgh.

GENERAL FEATURES

- An exceptional detached countryside cottage
- Generous floorplan covering 1,973 square feet
- Offers a rural lifestyle in East Saltoun village
- Fashionable decor and premium finishings

ACCOMODATION FEATURES

- Bright reception hall with built-in cloak storage
- Expansive living room with wood-burning stove
- Dining room that is well proportioned
- Spacious contemporary breakfasting kitchen
- Utility room with a matching design and storage
- Bright rear hall with access to the back garden
- Two large, dual-aspect double bedrooms
- One versatile bedroom/study/home office
- Three-piece bathroom with overhead shower
- Modern shower room with a three-piece suite
- Oil-fired central heating and double-glazed windows

EXTERNAL FEATURES

- Stunning mature gardens to the front and rear
- A greenhouse and a garden shed for storage
- Large driveway and attached double garage



 The Lang Hoose



PROPERTY NAME

The Lang Hoose

LOCATION

East Saltoun, Tranent, EH34 5EB

APPROXIMATE TOTAL AREA:

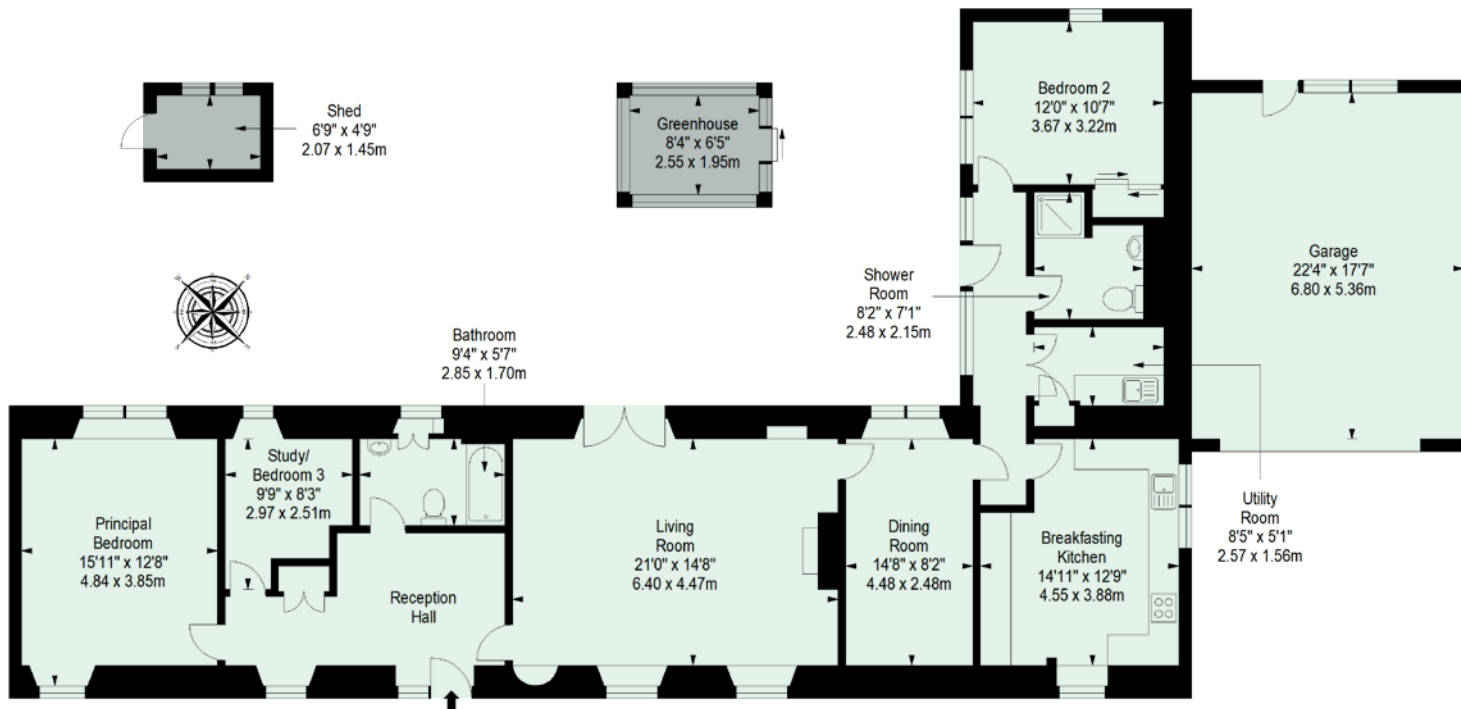
183.3 sq. metres (1973.1 sq. feet)

EPC Rating - E

KEY

- GROUND-FLOOR
- FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.





The entrance

AN IMPECCABLE WELCOME

Nestled behind a mature front garden, this property has an abundance of kerb appeal from the outset. Stepping inside reinforces the strong first impression, with a naturally-lit reception hall providing an impeccable welcome, along with built-in cloak storage.





RECEPTION ROOMS

Expansive and fashionable



The living room is an expansive reception space that can accommodate a vast choice of furnishings for relaxing and socialising. It is enhanced by fashionable decoration, with a sumptuous colour palette of on-trend greys set against white detailing and a plush carpet. It is an effective and sophisticated look. Completing the aesthetic is a handsome fireplace inset with a wood-burning stove for snug evenings. Ensuring an airy ambience, the space is also bathed in dual-aspect light from southeast-facing windows and northwest-facing French doors that flow out into the rear garden – an ideal setup for families.

The living room is bathed in dual-aspect light from southeast-facing windows and northwest-facing French doors





An adjacent dining room echoes the style of the living area, but with easy-to-maintain flooring. It is well proportioned and perfect for dinner parties...





BREAKFASTING KITCHEN

Contemporary



The breakfasting kitchen has an attractive and cheerful aesthetic, pairing bright yellow decor with contemporary grey cabinet sand chunky white worktops. Mocha-toned splashback tiles complement the look, whilst seamlessly integrated appliances create a smooth finish (induction hob, extractor hood, Neff double oven, microwave, Neff dishwasher, wine fridge, and bean-to-cup coffee machine). There is also undercabinet lighting and dual-aspect windows to ensure alight-filled cooking environment. Furthermore, it comes with a fitted fridge/freezer and plenty of space for a table and chairs for relaxed meals together. Next door, off a bright rear hall that connects to the back garden, there is also a matching utility room which provides a quiet setting for laundry, as well as additional storage, a sink, and counterspace.



THREE BEDROOMS

finished with beautiful decoration



Located throughout the home, the three bedrooms are all beautifully decorated, each maintaining the careful eye for detail found throughout. The dual-aspect principal and second bedrooms are large (carpeted) doubles that ensure a peaceful night's sleep, as well as lots of floorspace for a wide choice of bedside furnishings and comfortable seating. The second bedroom also benefits from a built-in wardrobe, whilst the third bedroom (with a wood-toned floor) is currently arranged as a study/office for working from home – perfect for those requiring flexible accommodation.





A MODERN BATHROOM

and shower room

The Lang Hoose has a bathroom and a shower room, which are conveniently located on opposite wings of the property by the bedrooms. Both are equipped with quality three-piece suites that also incorporate storage and both have modern styling. Immaculately presented in white, the bathroom also comes with an overhead shower. For year-round comfort, the property has oil-fired central heating and double glazing.





STUNNING mature gardens

The Lang Hoose is flanked by stunning mature gardens, which are carefully maintained and impressively landscaped. To the southeast-facing front, a manicured lawn and charming seating area are assured privacy thanks to established planting. The fully-enclosed rear garden also offers outstanding privacy being backed by open countryside as far as the eye can see. It captures lots of daily sun and has a substantial footprint, incorporating a sweeping lawn and beautiful patio areas for summer dining.



CAREFULLY MAINTAINED AND IMPRESSIVELY LANDSCAPED GARDENS



Meanwhile, colourful plants and shrubbery, along with tall trees and a delightful pond create a magical haven that must be experienced to be truly appreciated. Parking for multiple cars is assured thanks to a large driveway and an attached double garage. For year-round comfort, the property has gas central heating and double glazing.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, a washing machine, and tumble dryer to be included in the sale.



EAST SALTOUN, EAST LoTHIAN

East Saltoun is a sought-after and picture postcard village, set in the heart of East Lothian, bounded by the Lammermuir Hills and East Lothian's rugged and breath-taking coastline



The village boast an outstanding primary school and a historic church. The beautiful neighbouring villages of Gifford and Pencaitland offers independent retailers, hotels and restaurants. Further amenities and schooling can be found in the historic market town of Haddington, 5 miles away. For the outdoor enthusiast there is the Castle Park Golf Club and Gifford Golf Course, a bowling club and a cricket team, plus book, gardening and arts clubs in the surrounding area. Commuting to Edinburgh takes around 35 minutes and is less than 20 miles from the property. The tranquil and breath-taking location needs to be experienced to fully appreciate the idyllic setting.



GARDEN STIRLING BURNET

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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.