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# 22B BOLTON STEADING

BOLTON, EAST LoTHIAN, EH41 4HU

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Forming part of an original stone built steading, 22B Bolton Steading is a charming one bedroom upper flat peacefully located in the attractive village of Bolton, close to Haddington and Gifford and set in the heart of the picturesque East Lothian countryside.

The beautifully presented property offers bright, well proportioned accommodation with delightful rural views, an allocated parking space and an allocated ground level space for a shed.

## KEY FEATURES



Modern, well proportioned upper flat



One double bedroom with built in wardrobes



Beautifully presented in excellent condition throughout



Allocated parking space



Idyllic countryside setting



Excellent local amenities in nearby towns



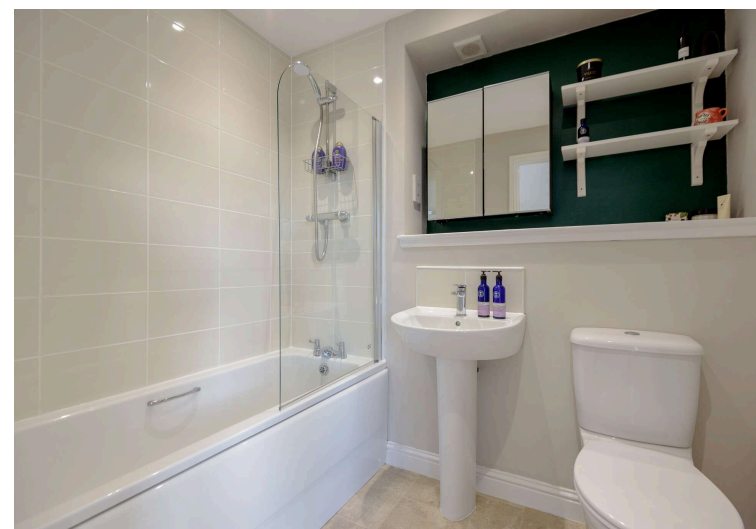
EPC Rating - C



Council Tax Band - B







The modern accommodation comprises; a welcoming entrance hallway; a bright and airy open plan kitchen/dining/sitting room with double aspect windows, ample room for a dining table and integrated appliances; a double bedroom with fitted wardrobes; bathroom and hallway cupboard.

There is also an attic space which could be used for additional storage.



## THE LOCAL AREA

The village of Bolton is quietly situated within the picturesque East Lothian country side, within close proximity to the popular market town of Haddington, which offers a wide selection of shops, restaurants and bars, alongside a variety of leisure pursuits including golf courses, tennis courts and a swimming pool.

The counties beautiful villages, excellent beaches are all within easy reach and there are delightful walks along the banks of the River Tyne closeby. The nearby A1 allows for easy access to Edinburgh and beyond. Railway services can be obtained from nearby Drem, East Linton or Longniddry as well as a frequent bus service.

## EXTRAS

All integrated appliances, carpets and fitted floor coverings, blinds and light fittings are included in the sale. The washing machine is available by separate negotiation.

Bolton Steading Residents Association manages the upkeep of the common areas, the current annual fee is approximately £250.00.

**HOME REPORT VALUATION: £170,000**



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0131 603 7333



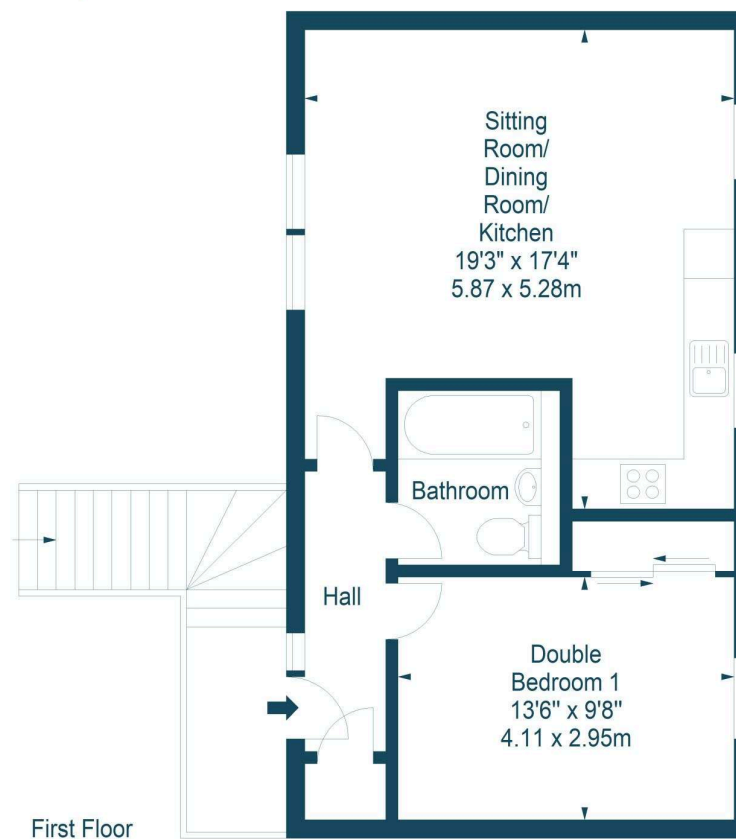
[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

**Bolton Steading,  
Bolton,  
Haddington,  
East Lothian, EH41 4HU**



**SquareFoot**

Approx. Gross Internal Area  
548 Sq Ft - 50.91 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.