

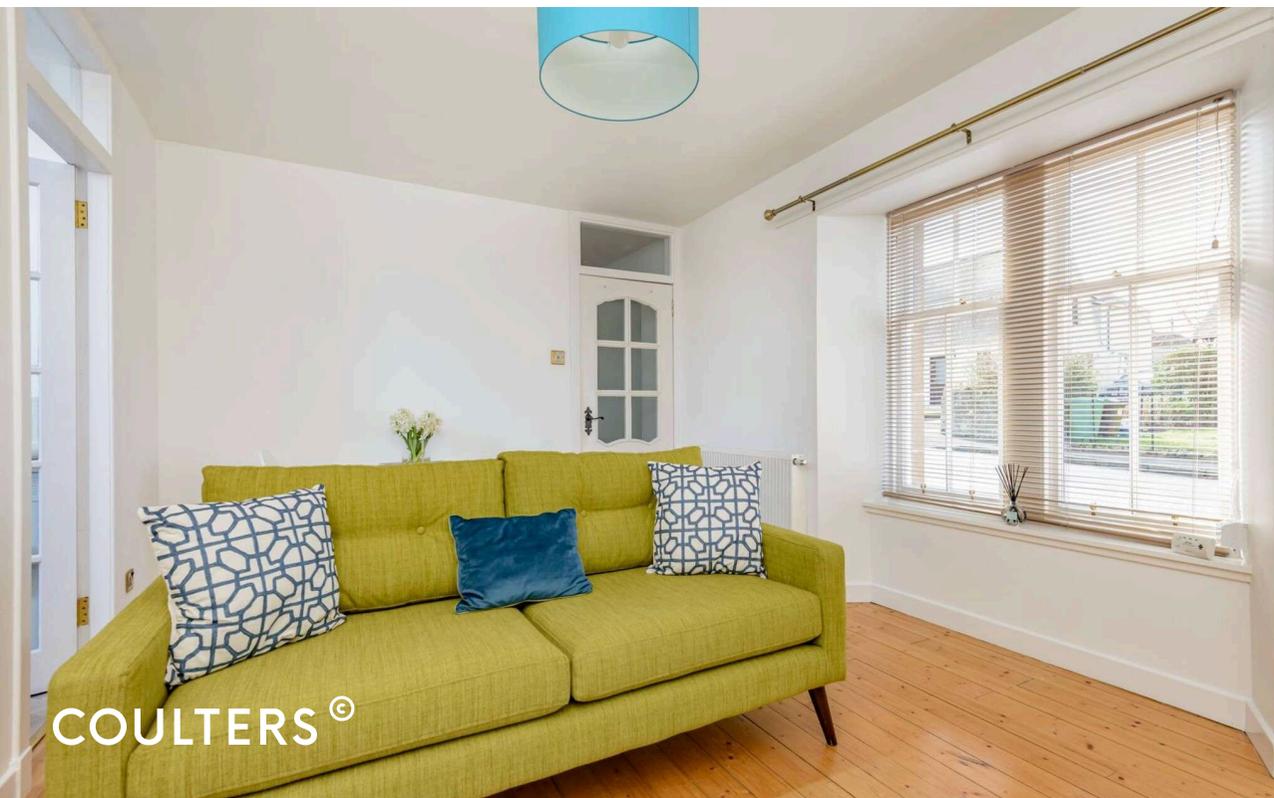
COULTERS<sup>®</sup>



# ROSE COTTAGE, 3 MAIN STREET

EAST SALTOUN, TRANENT, EH34 5DZ

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Located in the heart of the picturesque conservation village of East Saltoun sits Rose Cottage, 3 Main Street, a beautifully presented, two bedroom C-listed stone built end of terrace cottage in sought after East Lothian. The property has been a much loved home and laterally a successful investment property.

The smart front door opens onto the hall, which in turn leads to the attractive, cosy sitting room with a delightful log burner which creates a pretty focal point in the room, whilst the gorgeous solid wood floor bounces light into the room.

## KEY FEATURES



Charming stone built end of terrace cottage bursting with character.



Two attractive double bedrooms.



Private and enclosed courtyard garden.



Single garage and unrestricted on-street parking.



Located in the heart of the picturesque East Lothian conservation village of East Saltoun.



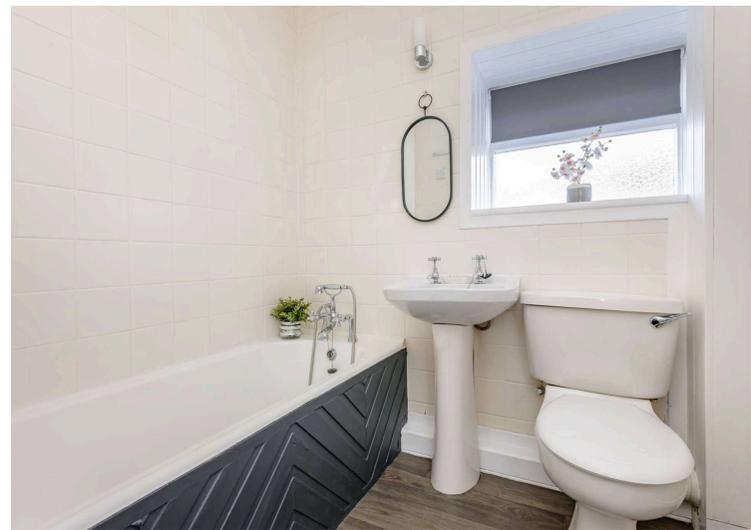
A short walk to the village local shop.



EPC Rating - E

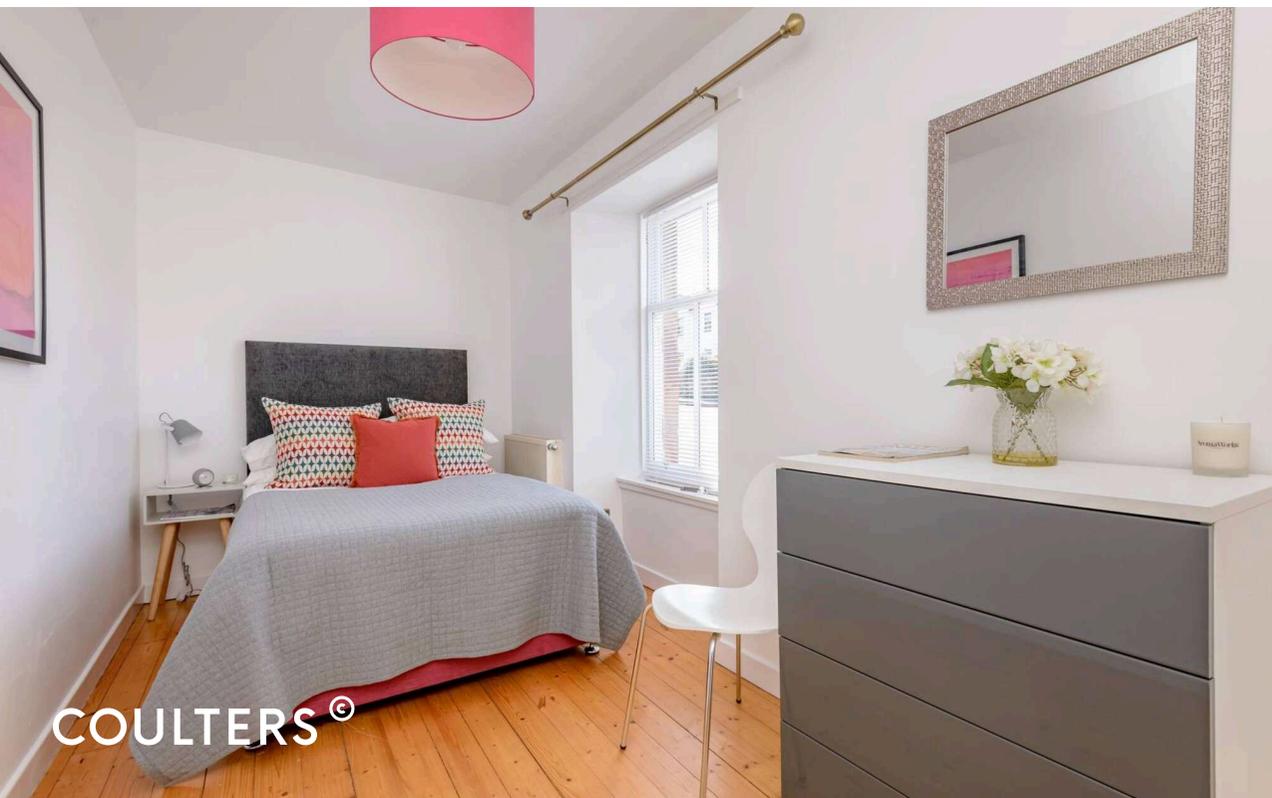


Council Tax Band - E



To the rear, the kitchen is flooded with light provided by the large kitchen windows. Wall and base mounted cabinetry is fitted with appliances which comprise; electric hob, extractor hood, oven, microwave, fridge, dishwasher and washing machine. There is a handy breakfast bar by the kitchen door, (which gives direct access to the rear south facing courtyard garden). The home has two charming double bedrooms, one with soft, fitted carpet, the other with a beautiful wood floor. Overhead, there is a partially floored attic. The bathroom is to the rear of the property (with bath, WC and wash hand basin), whilst there is a separate shower room accessed from the hall. Electric central heating provides hot water and heating.

Externally, there is a lovely, enclosed courtyard with established plants. There is also a generous single garage (with power supply and lighting. Unrestricted parking is available on the street outside.



## THE LOCAL AREA

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

The beautiful neighbouring villages of Gifford and Pencaitland offer independent retailers, hotels and restaurants, in addition to local primary schools. At secondary level, the home is within the catchment area for Ross High in nearby Tranent.

The historic market town of Haddington, 5 miles away with its array of shops, café's and eateries. For the outdoor enthusiast there are various woodland walks nearby in addition to 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. Longniddry train station is less than a 15 minutes' drive away. The tranquil and breath taking location needs to be experienced to fully appreciate the idyllic setting.

## EXTRAS

All light fittings, fitted flooring and kitchen appliances are included in the sale price.

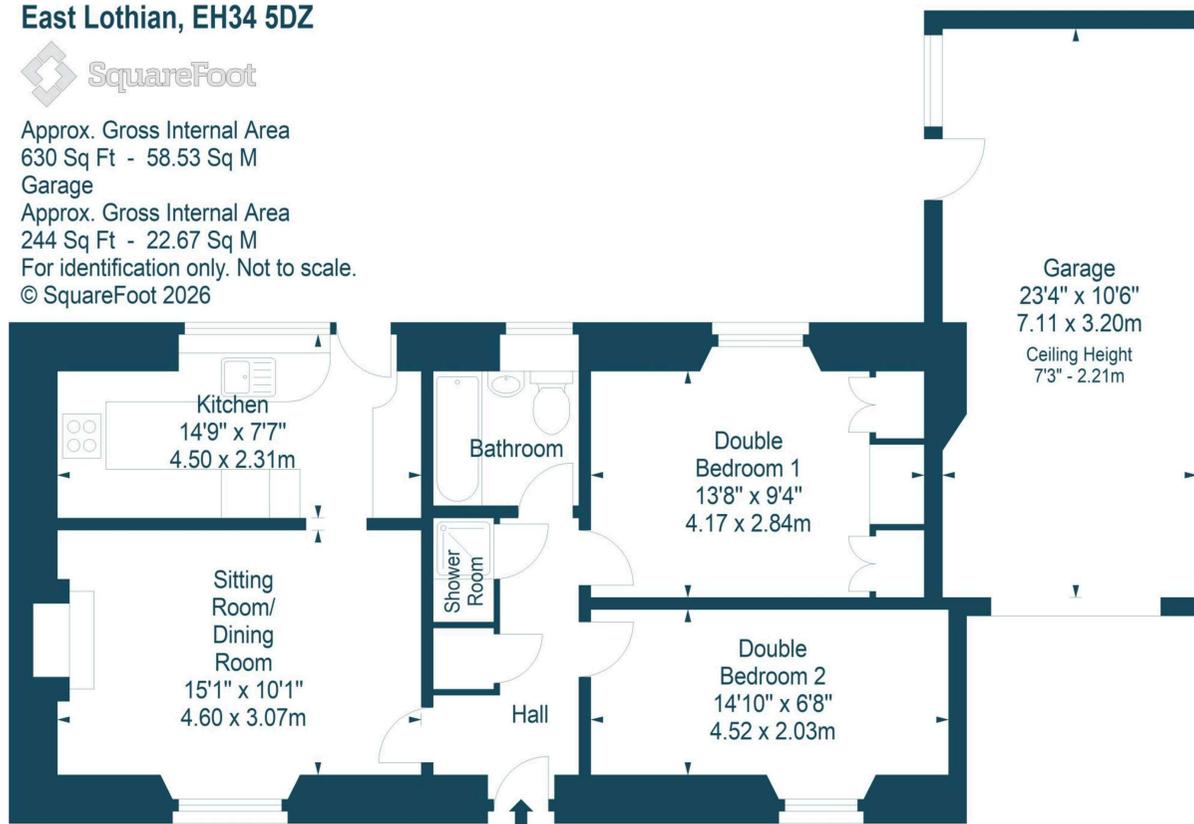
**HOME REPORT VALUATION: £265,000**



Rose Cottage,  
Main Street,  
East Saltoun,  
Pencaitland,  
Tranent,  
East Lothian, EH34 5DZ



Approx. Gross Internal Area  
630 Sq Ft - 58.53 Sq M  
Garage  
Approx. Gross Internal Area  
244 Sq Ft - 22.67 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor

## GET IN TOUCH

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## 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.