



UPFIELD

East Saltoun, Pencaitland, East Lothian, EH34 5EB



2

Public Room



4

Bedrooms



2

Bathroom

UPFIELD

Occupying a generous plot in the village of East Saltoun, this detached bungalow accommodates two reception rooms, a dining kitchen, four bedrooms, an en-suite shower room, and a bathroom, plus vast, delightful gardens, a detached garage, and a driveway.

You are welcomed into the home by an entrance porch, flowing through to a long hallway with built-in storage. Leading off the hall and enjoying sunny natural light through large southeast-facing windows is a living room, where a generous footprint allows for various configurations of lounge furniture. A fireplace and a large fitted bookcase/TV unit create an attractive feature in the room. A sunroom is adjoined to the living room, boasting a vaulted ceiling and bathed in natural light owing to a wealth of glazing, including a door opening onto the garden. Across the hall in kitchen, a wide range of wood-styled wall and base cabinets is accompanied by spacious worktops and splashback tiling, whilst ample space is provided for a dining table and chairs – ideal for family meals and sociable gatherings with guests. An adjoining utility room (with external access) supplements the kitchen, housing additional cabinetry and built-in storage.

The home's four bedrooms are all well-proportioned doubles, all offering plenty of space for furniture, with two accompanied by built-in wardrobes and one enjoying an en-suite shower room with a shower cubicle and a WC-suite. Finally, a family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a folding glazed screen, a basin, and a WC.

Externally, owing to the home's generous plot, it is complemented by vast, beautifully maintained garden grounds. The wonderful outdoor space is predominantly lawned, and features mature trees, an orchard with apple and plum trees and fruit bushes, colourful planting, a charming pond, and a putting green. Excellent private parking is provided by a garage and a driveway for multiple cars.



E
EPC
RATING

G
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Generous detached bungalow in East Saltoun
- Entrance porch and long hall with storage
- Large, southeast-facing living room
- Well-appointed dining kitchen
- Charming, light-filled sunroom
- Four well-proportioned double bedrooms (two with built-in wardrobes)
- Partially-floored attic space for generous storage
- One en-suite shower room
- Family bathroom with shower-over-bath
- Vast, beautifully maintained gardens
- Garage and multi-car driveway
- Solar panels





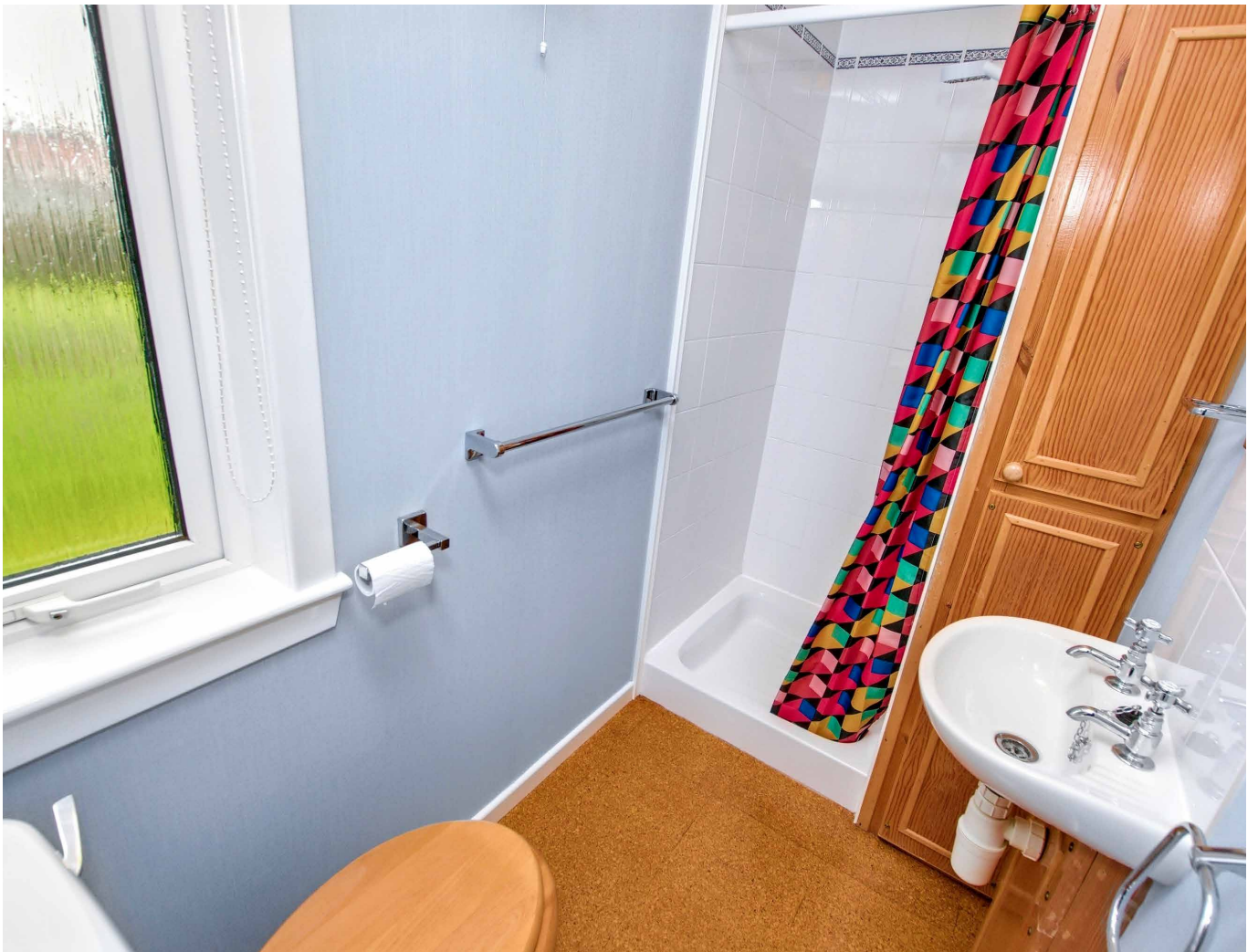


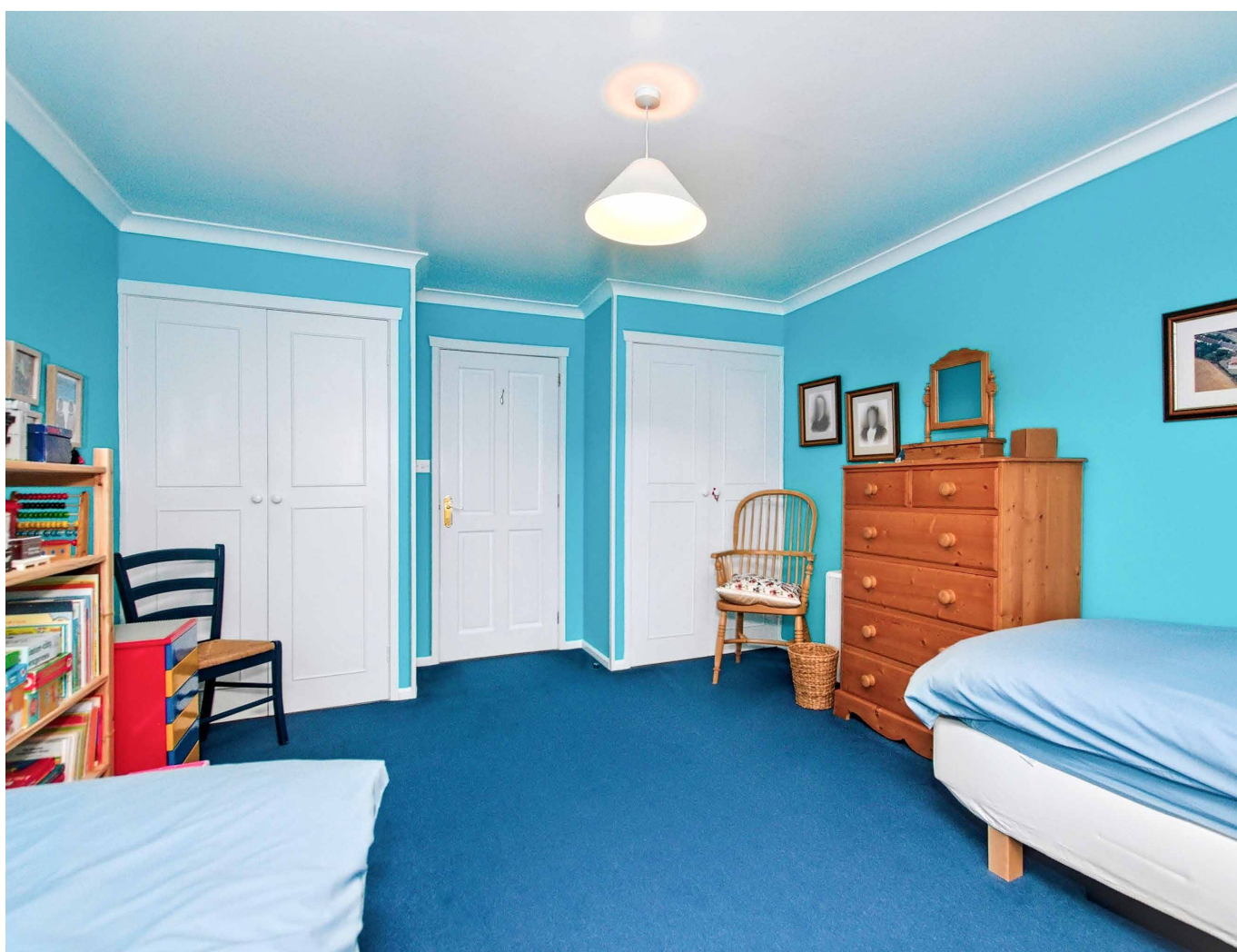
Extras: Integrated appliances comprising a double oven, a hob, a dishwasher, and a lounge bookcase unit will be included in the sale, while the fridge/freezer and washing machine are available via separate negotiation. Please note that no warranties or guarantees shall be provided for the appliances.

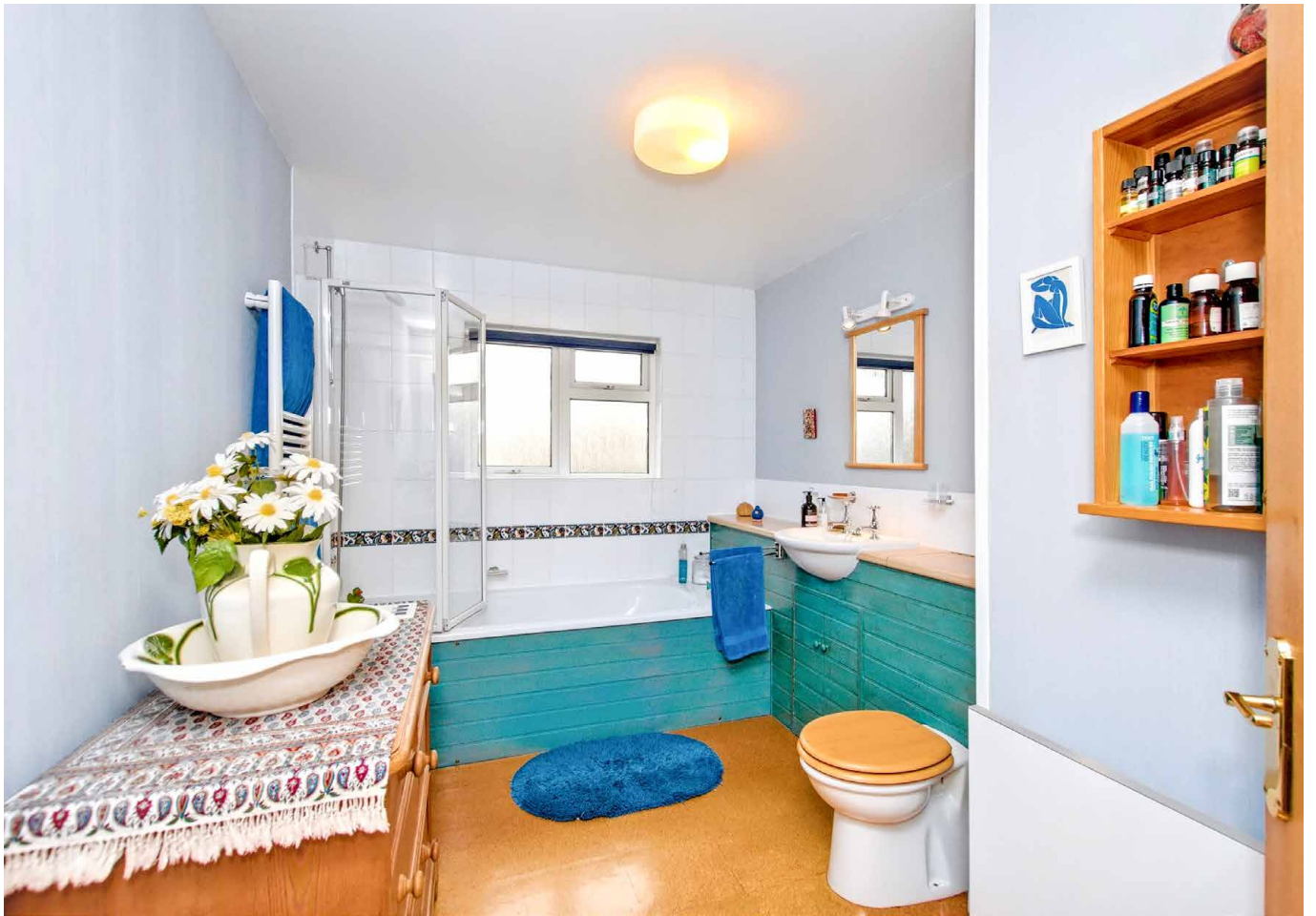










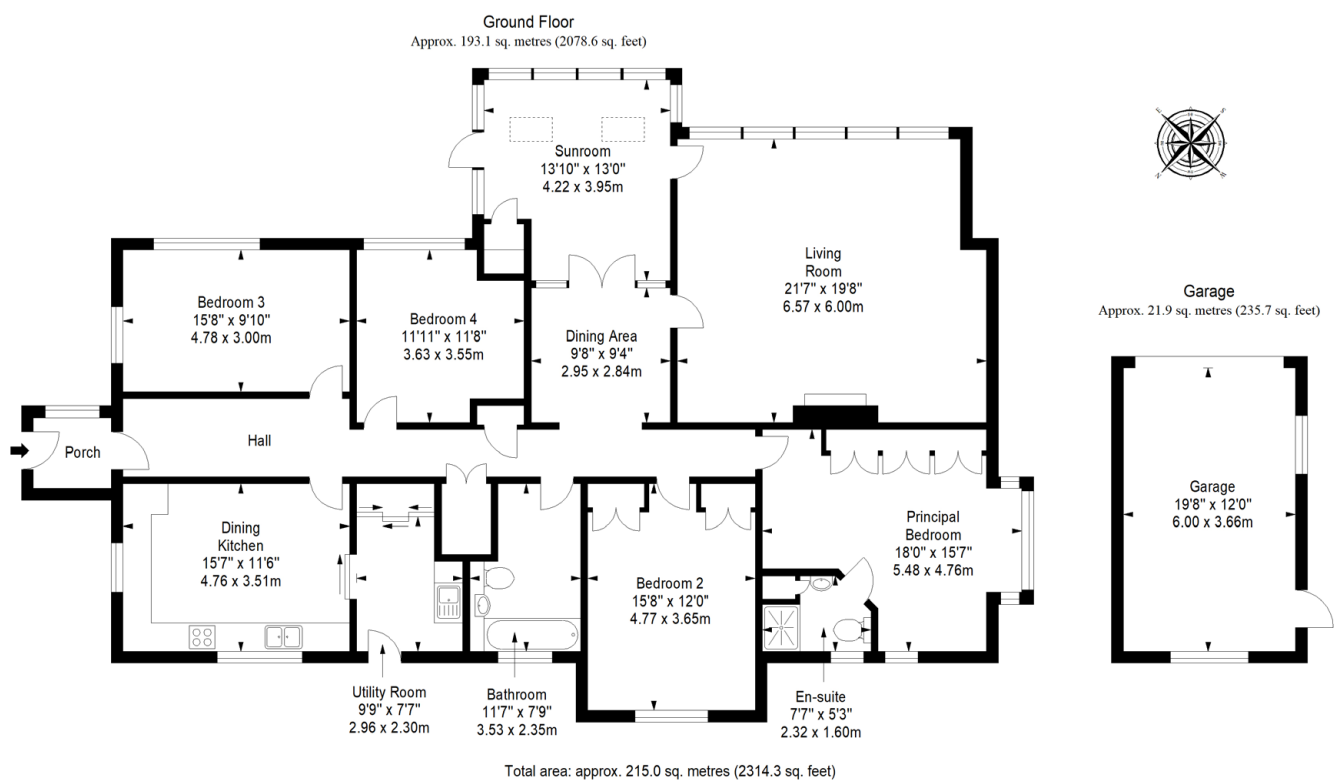




EAST SALTOUN, EAST LoTHIAN

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 boasts an historic church. The beautiful neighbouring villages of Gifford and Pencaitland offers primary schooling, 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.

FLOORPLAN



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