

UPPER TOWNHEAD

Humbie Road, East Saltoun, East Lothian, EH34 5EB



GILSON GRAY

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AN ENCHANTING HOME



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PROPERTY NAME

Upper Townhead

LOCATION

East Lothian, EH34 5EB

APPROXIMATE TOTAL AREA:

199.2 sq. metres (2144.3 sq. feet)

GROUND-FLOOR FIRST-FLOOR EXTERNALS

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



CHARMING DETACHED HOUSE IN A PICTURESQUE VILLAGE SETTING

Nestled in the East Lothian countryside, just a 40-minute commute from the heart of Edinburgh, this four-bedroom, two-reception-room detached house enjoys a wonderfully picturesque setting, enhanced by a southwest-facing garden with uninterrupted rural views. Boasting an en-suite shower room, a family bathroom, a guest WC, and generous storage, the property perfectly suits contemporary family living, while private parking and a powered studio and workshop for year-round use add further appeal.

GENERAL FEATURES

Charming detached house in a picturesque village setting
Within easy reach of local amenities, beaches, and Edinburgh (approx. 40 mins)
Elegant interiors blending country charm with modern comfort
Bright, versatile accommodation ideal for family living
Beautifully maintained and tastefully styled throughout
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Vestibule and hall with a convenient guest WC
Dual-aspect living room with Morso stove and bi-folds to:
Southwest-facing sunroom opening directly onto the garden
Heritage-inspired formal dining room
Bright Shaker-style breakfast kitchen with quality finishes
Utility room with external access
Principal suite with skylit en-suite shower room and fitted storage
Three further versatile double bedrooms (two with storage)
Family bathroom with bath and overhead shower

EXTERIOR FEATURES

Generous southwest-facing landscaped garden
Quality-built studio and workshop – with power, insulation, and double glazing
Greenhouse, store, and two secure storage units
Private tarmacked driveway providing off-road parking



A WELCOMING ENTRANCE

This enchanting home, distinguished by white render, natural stone detailing, and a pan-tiled roof, is surprisingly spacious, offering family-oriented interiors with bright, well-proportioned rooms and timeless decorative styling that exudes comfort and elegance. The appealing aesthetic continues into the generous gardens embraced by open greenery. With quaint local towns, country walks, scenic beaches, and city attractions all within easy reach, the desirable village

setting achieves the perfect balance of rural serenity and modern convenience.

A practical vestibule flows into the hall, where a bold navy palette contrasts with crisp white woodwork and warm natural flooring that continues into the reception rooms. A curved timber staircase, illuminated by a colourful stained-glass window, adds unique character to this inviting space.



WARMLY INVITING RECEPTION SPACES



Dual-aspect living room

The bright, dual-aspect living room enjoys all-day sun and understated sophistication, with a Morso log-burning stove creating a cosy focal point on cooler evenings. Bi-fold doors extend the space into a southwest-facing sunroom. This peaceful retreat opens directly onto the garden and offers a perfect spot to enjoy views of the surrounding countryside.

The formal dining room, decorated in classic greens with botanical wallpaper and wainscoting, radiates heritage charm and provides an elegant setting for memorable gatherings.



A TIMELESS COUNTRY KITCHEN



Bright Shaker-style breakfast kitchen with quality finishes

Conveniently located beside the dining room, and with garden access via a utility room, the light-filled kitchen includes a breakfast area for casual dining. Its beautifully crafted Shaker-style design pairs sage-green cabinetry with solid wood and granite worktops. A ceramic Butler sink, an AGA range, and a distinctive chequered floor complete the classic aesthetic. For modern functionality, an integrated dishwasher and freezer are included, along with space for additional appliances.



Southwest-facing sunroom opening directly onto the garden





with skylit en-suite shower room and fitted storage

Tucked beneath the eaves, the spacious principal bedroom offers a serene sanctuary with soft duck-egg décor, natural light from a gable window and skylight, and a stylish skylit en-suite shower room. It also features excellent wardrobe storage.

THE PRINCIPAL SUITE





FURTHER BEDROOMS



Three versatile double bedrooms

The remaining double bedrooms are bright, well-proportioned spaces with soft carpeting and soothing colour schemes, one finished in uplifting sunshine-yellow – ideal for a study or creative space. The ground-floor bedrooms also include fitted storage.



A convenient WC serves the ground floor, while the bright and airy family bathroom upstairs features a bath with an overhead shower.

Extras include: All fitted floor coverings, light fittings (except wall scone in landing, master bedroom ceiling light and two wall lights, and antique brass ceiling light in dining room), some curtains and blinds (except curtains and poles in living room dining room and master bedroom), an AGA, under-counter freezer and dishwasher, two ASGARD secure stores in the garden, garden firepit, stained glass/oak sculpture and Cambodian stone statue, all fitted kitchen units, together with a kitchen dresser with under-shelf lighting are included in the sale, whilst the mobile island unit, a fridge/freezer, and a larder cupboard, may be included by separate negotiation.



THE WASHROOMS

A bathroom and
guest WC



A GENEROUS GARDEN





Creative retreats, and private parking

Blending seamlessly with its natural surroundings, the southwest-facing garden is a tranquil haven of lawn, mature trees, and colourful planting, with meandering gravel paths and artistic ornamentation, and ends with a Ha-Ha. For creatives, home workers, and keen gardeners, there is a greenhouse, along with a studio and a further workshop – both quality-built with power, double glazing, and insulation. An attached store and two secure, weatherproof units provide excellent space for tools and bikes, while a front tarmacked driveway offers private parking.



EAST SALTOUN

East Lothian

East Saltoun is a sought-after picture-postcard village, set in the heart of East Lothian, bounded by the Lammermuir Hills and the county's rugged, breath-taking coastline. The beautiful neighbouring villages of Gifford and Pencaitland offer independent retailers and restaurants. Further amenities and schooling can be found in the historic market town of Haddington, 8 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, breath-taking location needs to be experienced to fully appreciate its idyllic setting.



Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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