



COULTERS®

JANARD MAIN STREET

EAST SALTOUN, EAST SALTOUN, EH34 5EB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away at the end of a long drive, Janard is a charming, beautifully presented, detached two bedroom timber frame house, surrounded by a delightful garden, located in the picturesque village of East Saltoun in sought after East Lothian. The home has been lovingly upgraded in recent times by the current owners, who have enjoyed living there for more than 20 years.

At the end of the drive is a gate, which opens onto an enclosed garden and a path leading to the front door. The entrance is filled with light and in turn leads to the spacious, yet cosy sitting room which has a lovely outlook over the front garden. The cosy log burner creates a pretty focal point in the room, whilst the gorgeous solid oak floor bounces light into the room.

KEY FEATURES



Charming detached bungalow tucked away in the heart of the village.



Two delightful double bedrooms.



Wrap around garden with patio, gazebo, greenhouse, shed and coalshed.



Single garage and long driveway.



Located in picturesque East Saltoun, an East Lothian conservation village.



Quiet, secluded location in the heart of the village.



EPC Rating - D



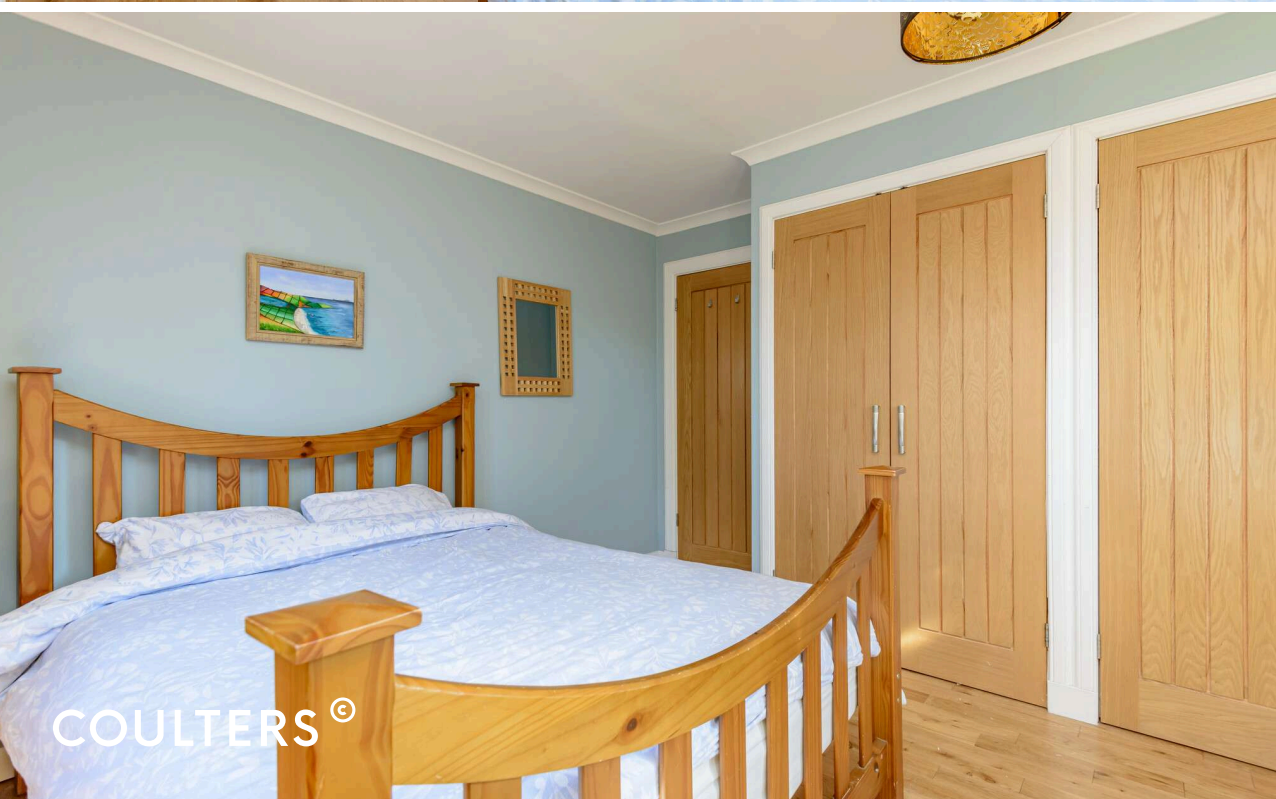
Council Tax Band - D



A sleek, stylish south facing kitchen / dining room at the rear of the property is flooded with natural light. Wall and base mounted cabinetry is fitted on two walls with integrated appliances which comprise; electric hob, extractor hood, oven, fridge/freezer and hot water tap. There is plenty of space for a large dining table and chairs, whilst patio doors give direct access to the rear south facing garden. A handy utility room is located off the kitchen.

The home has two double bedrooms, also with beautiful oak floors. There is plenty of storage space in the form of two hall cupboards and fitted wardrobes in bedroom one, in addition to overhead partially floored loft space (accessed by a Ramsay ladder).





CONTINUED...

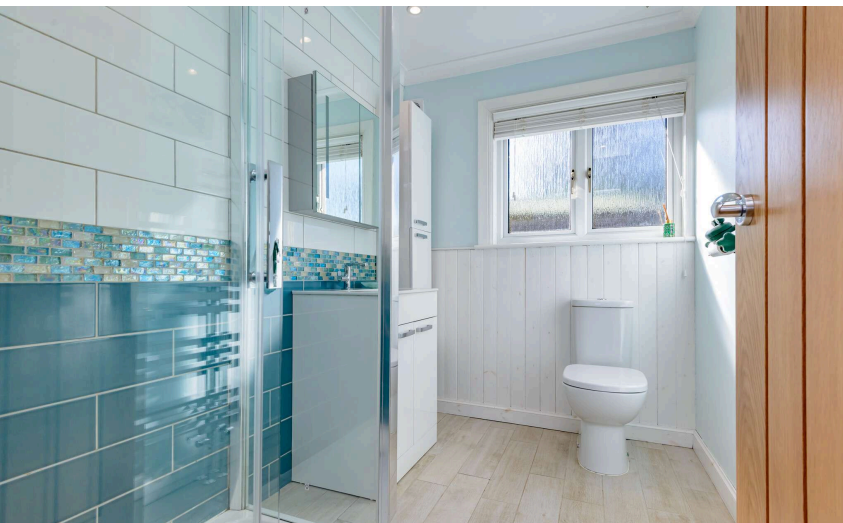
A modern shower room completes the internal accommodation (with large shower cubicle, WC and wash hand basin). The Oil boiler provides hot water and heating, whilst the windows are double glazed (and patio doors triple glazed). The loft, walls and floors are insulated.

Externally, the home is surrounded by hedging and fencing. The generous plot wraps around the home, mainly laid with lawn and has established borders, planted with a beautiful mix of varied trees, bushes and shrubs.

A charming gazebo is a great place for relaxing in during the summer months, when the heat of the patio gets too much. There is also a greenhouse, shed and coal shed. There is also a single garage and ample space to park 3 cars at the top, as well as the long driveway. Unrestricted parking is available on the street outside.

There is planning permission currently in place to extend the home, creating an additional living area and shower room, in addition to moving both the utility room and oil tank, and also installing double timber gates allowing for vehicular access to the garden. For further details, please refer to the East Lothian Council Planning Portal:

24/00519/P | Alteration, extension to house, erection of gates/fencing/wall, relocation of oil tank, formation of ramp, hardstanding area and associated works (Part Retrospective) | Janard Main Street East Saltoun East Lothian EH34 5EB







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 curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Please note that due to sentimental reasons, the toilet roll holder, glass ball lights in the dining room and sitting room will be removed and replaced with standard fittings. The washing machine, tumble dryer, garden power tools and garden furniture is available by separate negotiation.



Janard,
Main Street,
East Saltoun,
East Lothian, EH34 5EB



Approx. Gross Internal Area
757 Sq Ft - 70.33 Sq M

Garage

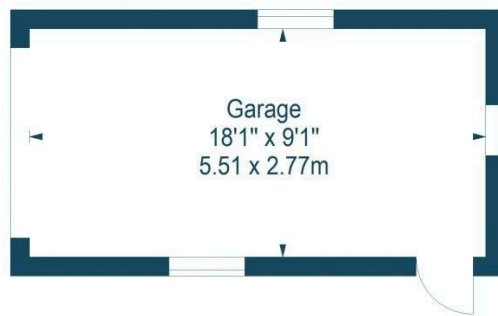
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M

For identification only. Not to scale.

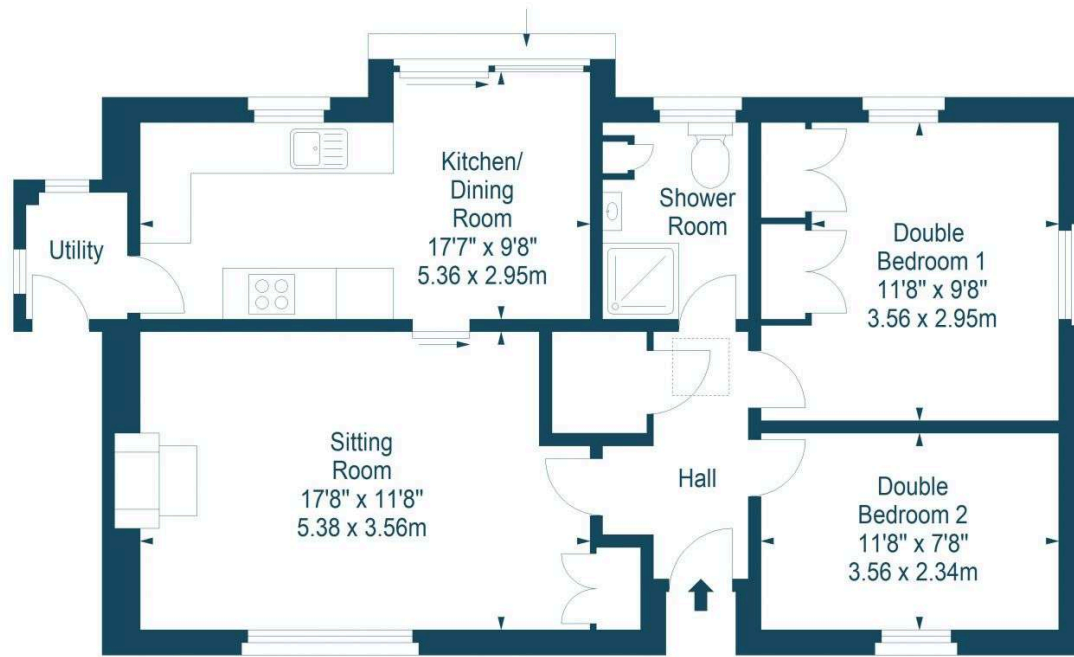
© SquareFoot 2025



Ground Floor



Ground Floor



Ground Floor

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.