

COULTERS[©]

27 WEST CRESCENT, EAST SALTOUN

PENCAITLAND, EAST LoTHIAN, EH34 5EF

5 BED

3 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Within commuting distance of Edinburgh, positioned on the edge of the picturesque conservation village of East Saltoun, East Lothian sits the beautifully presented, deceptively spacious 27 West Crescent. Located directly opposite the green, open space of the playpark, this extended property offers beautiful, well-presented and generous accommodation.

The home has been lovingly further upgraded by the current owner to create an engaging and charming home, including the creation of a superb large kitchen dining room and a contemporary shower room. The property also benefits from a large garage and driveway in addition to good sized garden grounds to the front, side and rear.

KEY FEATURES



Beautifully presented, spacious semi-detached house.



Four double bedrooms (one with en-suite bathroom) plus a fifth bedroom/large study.



Private enclosed patio and rear garden with substantial decked area.



Large garage (with electric door) and monobloc driveway.



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



With delightful views of the surrounding fields, next door to a playpark.



EPC Rating - D



Council Tax Band - D



The delightful, spacious sitting room has a lovely outlook to the rear garden with engineered wood flooring and a lovely Jotul log burner making a fantastic focal point in the room. A timber stair to the upper floor is also located here. The heart of the home is the fantastic kitchen / dining room, fitted with a series of extensive wall and base mounted cabinetry and a separate large island (with pull-up power/Bluetooth speaker unit). The integrated appliances comprise: electric hob, eye level Bosch oven, microwave and dishwasher. The freestanding American fridge/freezer (with plumbed in water and ice maker) will be included in the sale. There is ample space for a large table and chairs in the dining area, whilst another log burning stove adds further character and warmth.

On the ground floor there are three bright double bedrooms in addition to a fifth bedroom/study. There is also an airy shower room with a large shower cubicle, wash hand basin (and drawers below), WC, heated towel rail and a wall mounted mirrored cabinet with integrated motion sensor lighting.





CONTINUED...

On the first floor the principal bedroom offers lovely views of the surrounding fields. An en-suite bathroom has a deep freestanding bath, perfect for a soak, in addition to a WC and wash hand basin set into a vanity unit. There is also a walk in dressing room (fitted with a hanging rail) and access to a large attic store which has a light and carpet underfoot.

Externally, there is a separate utility room with a sink and plumbing/space for a washing machine and tumble dryer, which connects to the large garage (with electric door, lighting and power points).

Heating and hot water is provided by oil fired central heating (new boiler December 2022) and there is double glazing throughout. The two log burners also add considerable extra heat to the home in winter. There is a private courtyard to the front of the property, laid with a mix of attractive coloured stone and two separate log stores for convenient access to the house in winter.

To the rear of the property is an impressively large, decked area, perfect for entertaining and capturing the afternoon sun. A very productive apple tree is also located in one corner of the garden, along with raspberry canes, rosemary and other established plants.

NOTE: Part of the house is non-standard construction so lending is restricted, however we understand the owners have never had an issue with obtaining a mortgage from Halifax or Santander.









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. This charming village has a very country feel to it, with a welcoming community organising social events and a village hall. A local shop is scheduled to open soon for convenient essentials. There is even the occasional random chicken that can be spotted wandering around the pavements.

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 is 5 miles away with its array of shops, café's and eateries.

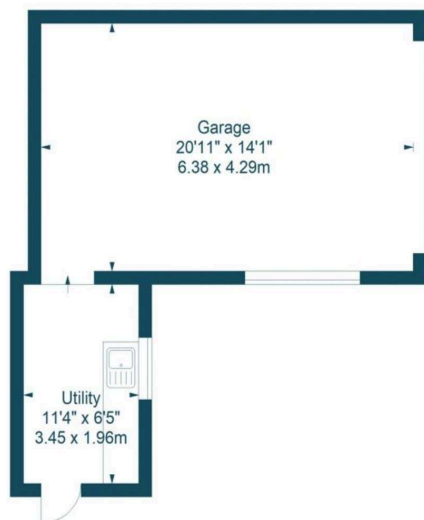
For the outdoor enthusiast there are various woodland walks nearby in addition to Castle Park Golf Club and Gifford Golf Course, a bowling club and a cricket team, plus book, gardening and arts clubs in the surrounding area.

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

The freestanding American style fridge/freezer, all blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

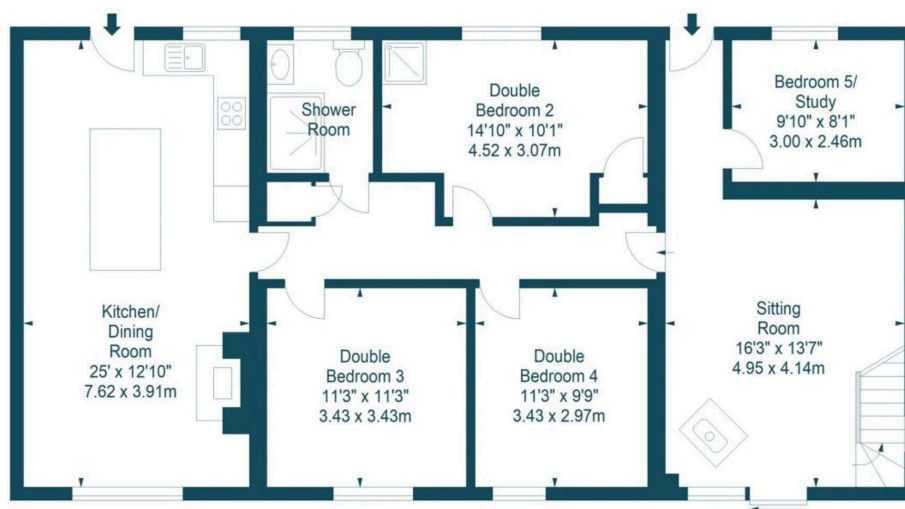




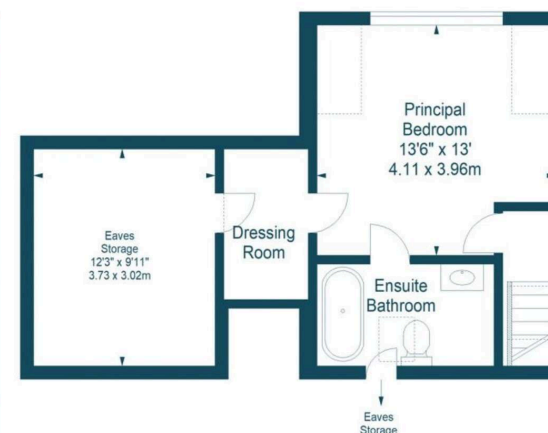
West Crescent,
East Saltoun,
Pencaitland,
Tranent,
East Lothian, EH34 5EF



Approx. Gross Internal Area
1690 Sq Ft - 157.00 Sq M
(Including Eaves Storage)
Garage & Utility
Approx. Gross Internal Area
371 Sq Ft - 34.47 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.