

COULTERS[©]

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IVY COTTAGE, HUMBIE ROAD

PENCAITLAND, EAST SALTOUN, EH34 5EB

 3 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Ivy Cottage is a charming three bedroom detached house peacefully located on the edge of the popular village of East Saltoun, within easy reach of the nearby towns of Haddington and Tranent, the beautiful East Lothian coastline and also within commuting distance of Edinburgh city centre.

The property offers beautifully presented modern family living with the additional benefit of a generous enclosed rear garden and ample on street parking.

KEY FEATURES



Charming, beautifully presented detached cottage



Well proportioned family accommodation



Three double bedrooms, family bathroom, shower room and additional WC



Generous enclosed private rear garden



Ample on-street parking



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

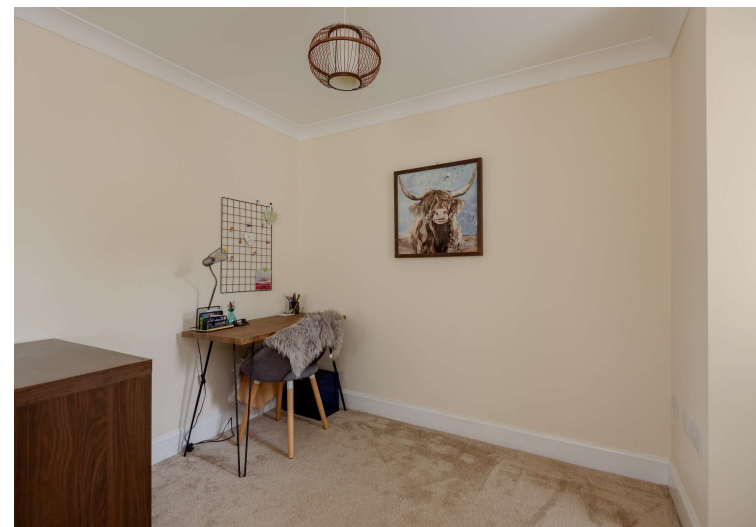


EPC Rating - C



Council Tax Band - E





Internally, the well proportioned accommodation comprises – a welcoming entrance hall; bright dual aspect sitting room/dining room with a wood burning stove; kitchen/breakfast room with all appliances; double bedroom 1; family bathroom; utility room providing access to the rear garden; and a ground floor WC.

Upstairs, there are two double bedrooms, one with built in wardrobes and an additional shower room.





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 has also recently been opened and provides a valuable service to the village.

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 breathtaking location needs to be experienced to fully appreciate the idyllic setting.

EXTRAS

All fitted floor coverings, fitted carpets, blinds, light fittings, electric hob, single oven, fridge/freezer, dishwasher, two garden sheds and a wood store are included in the sale.





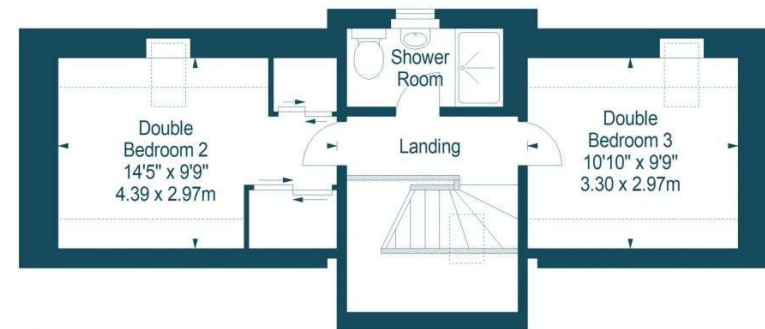
Ivy Cottage,
Humbie Road,
East Saltoun,
Pencaitland,
East Lothian, EH34 5EB



Approx. Gross Internal Area
1181 Sq Ft - 109.71 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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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.