

COULTERS[©]

35 WEST CRESCENT

EAST SALTOUN, EAST LoTHIAN, EH34 5EF

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in the popular village of East Saltoun, 35 West Crescent is a charming three bedroom terraced house situated within easy reach of Pencaitland, Haddington and Tranent, the beautiful East Lothian coastline and within commuting distance of Edinburgh city centre.

The delightful property offers a bright and well presented modern family home providing flexible accommodation, in good order throughout, with the added benefit of a south facing front garden with a rural outlook, an enclosed rear garden with a versatile garden room and ample on-street parking.



Delightful, well proportioned accommodation



Bright, well presented open plan living



Three double bedrooms and family bathroom



Private front and enclosed rear garden with a garden room



Ample on-street parking



Peacefully located with idyllic countryside views



EPC Rating - D



Council Tax Band - C



Internally, the well proportioned accommodation comprises - a bright welcoming hall with under stair storage, spacious sitting room/dining with a biomass stove, open plan to the kitchen with a good range of units, all appliances, a useful utility cupboard and door leading to the rear garden; double bedroom 3; and a family bathroom. Upstairs, there are two double bedrooms with built in storage.

The property benefits from a bio mass fueled central heating system and is double glazed throughout.





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



EXTRAS

All fitted floor coverings, fitted carpets, blinds, light fittings, cooker, microwave, fridge/freezer, dishwasher and garden room are included in the sale.

HOME REPORT VALUATION: £220,000

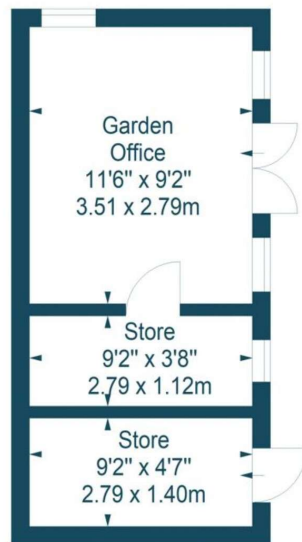
An aerial photograph showing a village in the foreground with several houses and trees displaying autumn foliage. A white line points from a dark blue label 'COULTERS' to a specific location in a large green field. The background features rolling hills and a line of trees under a clear blue sky.

COULTERS

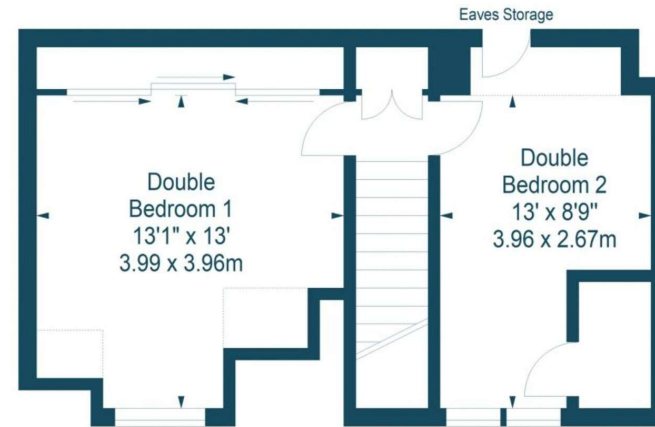
**West Crescent,
East Saltoun,
Pencaitland,
Tranent,
East Lothian, EH34 5EF**



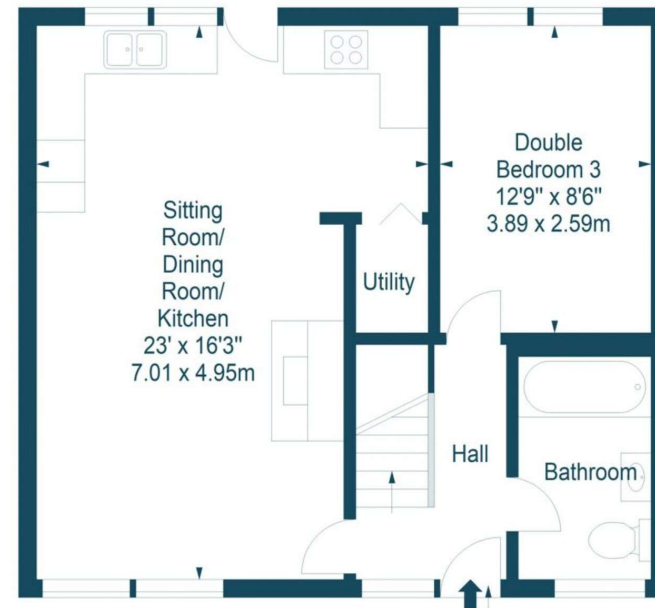
Approx. Gross Internal Area
941 Sq Ft - 87.42 Sq M
Garden Office & Stores
Approx. Gross Internal Area
192 Sq Ft - 17.84 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Ground 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.