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9 EAST SALTOUN FARM

EAST SALTOUN, PENCAITLAND, EAST LOTHIAN, EH34 5BF

3 BED | 2 BATH | 1 PUBLIC

TAKE A LOOK INSIDE

Peacefully positioned in the popular village of East Saltoun, 9 East Saltoun Farm is an appealing three bedroom terraced house, forming part of an attractive conversion of a former farm steading. The property offers a bright and well-presented modern family home, enjoying a lovely rural setting within easy reach of Haddington, Pencaitland and Tranent, the beautiful East Lothian coastline and Edinburgh city centre.

Built in 2007 by Whitekirk Developments, the well proportioned accommodation is arranged over two floors and is complemented by good quality solid oak flooring on the ground floor and downligters throughout. The property further benefits from a south-facing courtyard garden, attractive countryside views to the rear, private parking, a car port and useful external store.

KEY FEATURES

- Attractive terraced house with open rural views
- Three bedrooms, one with ensuite
- Delightful south facing courtyard garden
- Private car port parking with an external store
- Idyllic countryside setting within easy reach of local amenities
- Modern, well presented accommodation
- EPC Rating - B
- Council Tax Band - F

The welcoming hallway provides access to a cloakroom WC and useful utility room, while the spacious open-plan sitting room/dining room enjoys a pleasant dual aspect and provides an excellent everyday living and entertaining space. The stylish kitchen was fitted two years ago and offers a good range of wall and base-mounted units, together with integrated appliances.

Upstairs, there are three bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room, together with a further double bedroom, bedroom three and a family bathroom.

The property benefits from LPG central heating and double glazing throughout, completing an attractive and practical home in a peaceful East Lothian setting.

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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 provides a valuable service to the village and also offers food to take away.

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, curtains, light fittings, gas hob, double oven, fridge/freezer, dishwasher, the tool store and wooden storage unit are included in the sale.

There is a Residents' Association. The monthly fee is £30.

HOME REPORT VALUATION: £325,000

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SquareFoot

Approx. Gross Internal Area
1147 Sq Ft - 106.56 Sq M
Store
Approx. Gross Internal Area
26 Sq Ft - 2.42 Sq M
For identification only. Not to scale.
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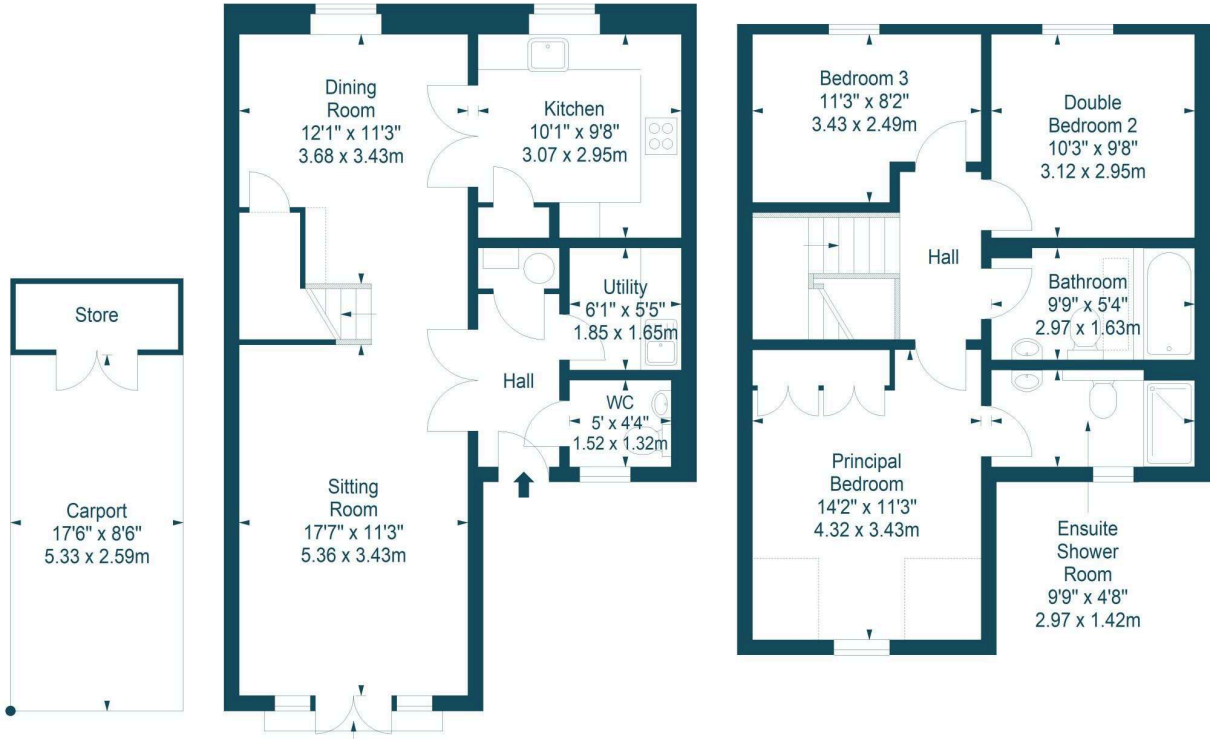

Ground Floor Ground Floor First Floor

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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.