



Townhead Steading

East Saltoun, EH34 5EB



3



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2



160sqm

EPC

E

AS Anderson
Strathern

Townhead Steading

East Saltoun, EH34 5EB

Designed and built by renowned architect Andrew Renton in 1969, Townhead Steading extends to approximately 160 square metres. The design, influenced by the rural tranquility of the area, is set within its own established garden grounds. Retained features include exposed natural stone walls, timber boards and sliding pocket doors.

This stylish mid-century stone built detached house comprises a spacious living and dining room enjoying excellent natural light and generous proportions, comfortably accommodating both lounge and dining furniture, and providing a welcoming main reception space suited to everyday living and entertaining. Adjacent is a well-appointed kitchen with useful pantry storage and direct access to the garden, creating a practical everyday flow between indoor and outdoor spaces.

The upper ground floor is home to the principal bedroom, which enjoys an elevated outlook and benefits from an en-suite bathroom, providing a private and clearly defined main sleeping space. On the lower ground floor, there are two further bedrooms, a shower room, and a utility room, offering excellent versatility. One of these bedrooms could alternatively be used as a home office, studio, or additional reception space, depending on individual requirements.

The property benefits from favourable south to south-west exposure, enhancing natural daylight throughout the day. Externally, the house is set within private garden grounds bounded by stone walls and fencing, with mature trees providing a strong sense of privacy and enclosure. The gardens offer ample space for outdoor enjoyment and entertaining, while a private driveway provides convenient off-street parking.

The property is further complemented by a separate stone-built studio/annex, extending to approximately 55 square metres. Internally, the accommodation is arranged to include a living space, a kitchen area, a shower room with WC, and a mezzanine. This self-contained building offers useful additional space, suitable for guest accommodation and adds further flexibility to the overall accommodation.

Property features

- Spacious living & dining room
- Fitted kitchen with pantry
- Principal bedroom with en-suite bathroom
- Biomass central heating
- Double and triple glazed windows
- Private garden grounds
- Detached stone studio/annexe
- Driveway







Location

East Saltoun is a highly desirable and picturesque village nestled in the heart of East Lothian, framed by the Lammermuir Hills and the region's dramatic, scenic coastline. The village is home to a historic church and lies close to the charming neighbouring villages of Gifford and Pencaitland, both of which offer primary schools, independent shops, hotels, and restaurants. Additional services and secondary schooling are available in the historic market town of Haddington, just 5 miles away.

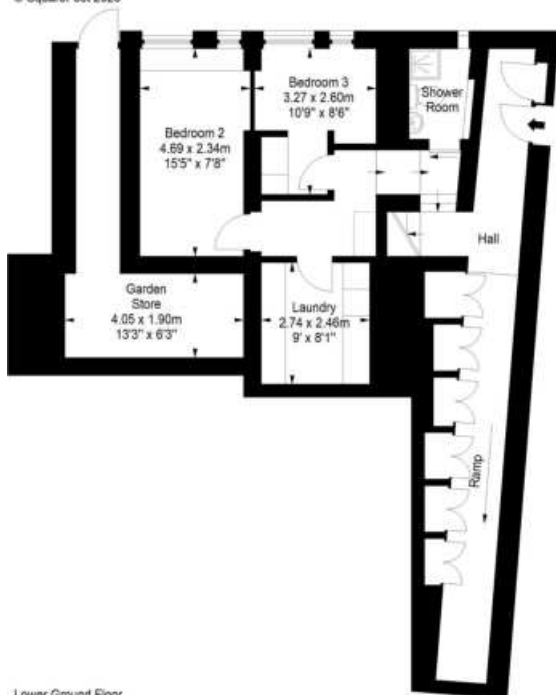
Outdoor enthusiasts will enjoy the nearby Castle Park and Gifford golf courses, as well as local bowling and cricket clubs. A variety of community groups, including book, gardening, and arts clubs, also contribute to the area's vibrant social life. Edinburgh is within easy reach, with a commute of approximately 35 minutes and a distance of under 20 miles. This peaceful and stunning setting truly must be experienced to be fully appreciated.



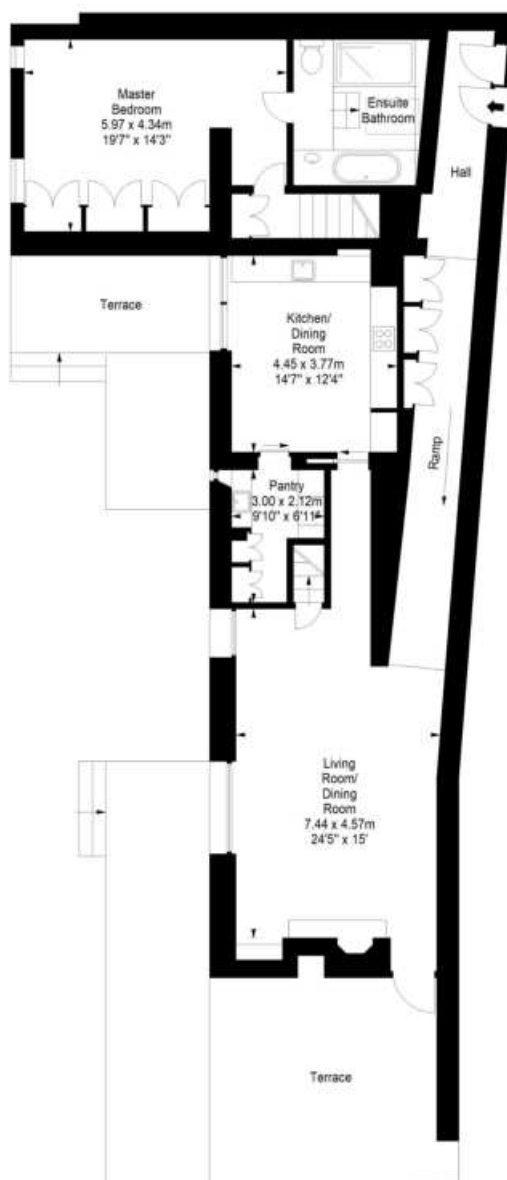




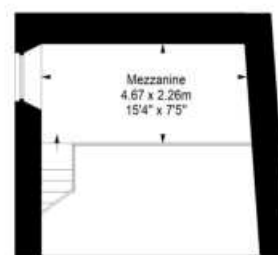
Approx. Gross Internal Area
196.30 Sq M - 2113 Sq Ft
Out Buildings
Approx. Gross Internal Area
61.04 Sq M - 657 Sq Ft
For identification only. Not to scale.
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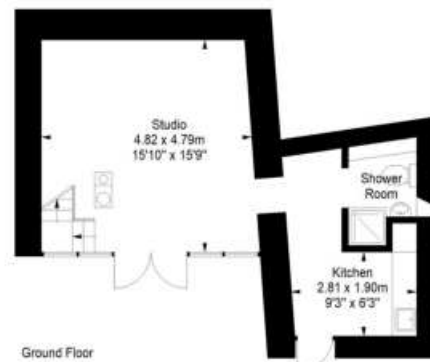
Lower Ground Floor



Upper Ground Floor



Mezzanine



Ground Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems, or services.

Council Tax band G

Right of Access: The owner of The Garden House, has a right of pedestrian access over the path leading from the front gate to the cottage beyond the studio.

Any offers should be submitted to residential@andersonstrathern.co.uk

Important Note : The sellers have advised that completion certificates were not obtained in relation to certain works carried out at the property. Prospective purchasers should seek advice from their solicitor and satisfy themselves as to any requirements in this regard.

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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