

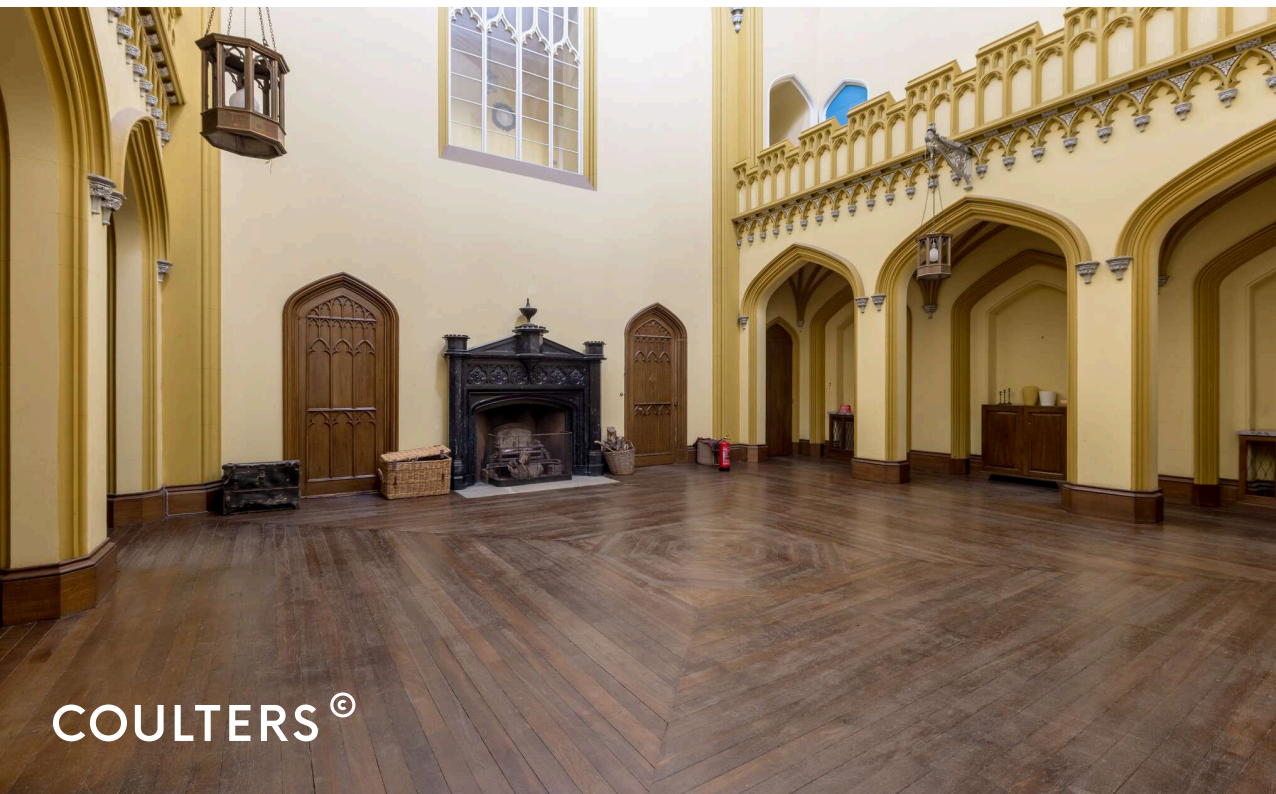


COULTERS[®]

FLAT H, SALTOUN HALL

PENCAITLAND, EH34 5DS

 2 BED  2 BATH  2 PUBLIC



COULTERS[©]

TAKE A LOOK INSIDE

Situated within Saltoun Hall, an A-Listed Mansion House, Flat H is a rarely available, impressive 2 bedroom apartment, occupying over 1500sqft, with a wealth of period features including high ceilings, working shutters, ornate cornicing, original fireplace and doors. Set within approximately seven acres of surrounding grounds, the property enjoys a beautiful rural setting.

There is a magnificent galleried shared entrance hall with a central fireplace, adding to its grandeur and charm.

KEY FEATURES



Welcoming, engaging 2nd floor flat forming part of an impressive A-listed Mansion House.



Two double bedrooms, one with en-suite shower room.



Stunning landscaped communal grounds and an allotment.



Long gravel driveway with unallocated parking and three private garages.



Located in picturesque Pencaitland, East Lothian.



Idyllic countryside setting.



EPC Rating - E



Council Tax Band - F



The welcoming sitting room features an impressive curved wall, complemented by large windows that fill the room with natural light. From here you can look out over the delightful, well maintained surrounding grounds, framed by beautiful, established trees. In the corner of the room is a door to the turreted study with a mezzanine platform overhead.

The heart of the home is the generously proportioned dining room/family room/kitchen with extensive wall and base mounted kitchen cabinetry housing an Everhot cooker, washing machine and dishwasher. There is a storage cupboard in the hallway which houses the large freezer. A charming log burner creates a lovely focal point in the room and there is plenty of space for a large dining table and chairs.





CONTINUED...

Also benefitting from views across the grounds, double bedroom one also has a series of fitted wardrobes providing useful storage. The cosy second double bedroom benefits from an en-suite shower room, complete with shower, WC and wash hand basin. The bright bathroom (with bath, WC and wash hand basin) completes the internal accommodation.

Externally, in addition to the outstanding grounds on which the Hall sits, there is both a double and single garage belonging to this property. A gravel driveway to the front provides ample parking by the front entrance. Within the communal grounds, each flat enjoys its own private garden/allotment. The garden belonging to this property is particularly well established, with mature planting, rose bushes and a greenhouse.

This is a rare opportunity to acquire a truly distinctive period apartment in a sought-after location, offering excellent transport links and local amenities.

EXTRAS

The fitted floor coverings, carpets, curtains, light fittings, Everhot range, microwave, fridge/freezer, dishwasher, washing machine, greenhouse, garden shed and tool bench, composters, two wood sheds and wood store are included in the sale.

The property and grounds are factored and maintained by James Gibb, monthly costs are approximately £150.







THE LOCAL AREA

Pencaitland is a desirable rural village set in the wooded countryside of East Lothian close to Haddington and Gifford.

The village has a local shop, post office, a pub/restaurant, cafe and there are a range of beautiful countryside walks in the area.

There is a popular village nursery and primary school and secondary schooling is available at nearby Haddington or Tranent with private schooling also available in Haddington and Edinburgh.

Haddington is only 10 minutes by car and offers an excellent choice of grocery stores, cafe/restaurants, leisure centre, and more.

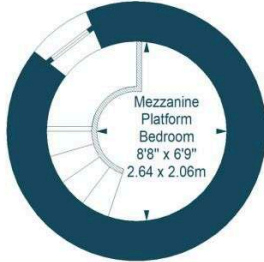
The house is only 35 minutes from Edinburgh City Centre which can be easily accessed via the nearby A1 or by train which the nearest station in Longniddry is approximately 10 minutes by car.



**Saltoun Hall,
Pencaitland, EH34 5DS**



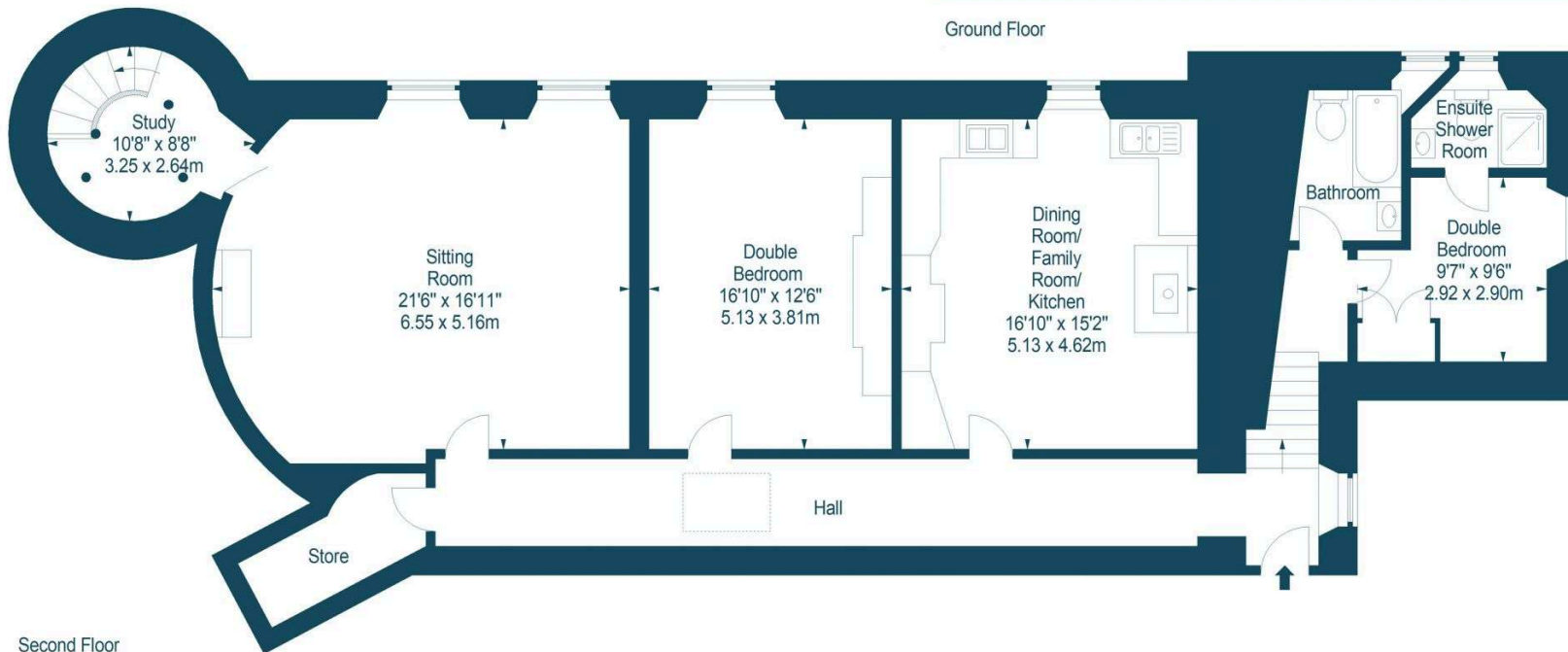
Approx. Gross Internal Area
1553 Sq Ft - 144.27 Sq M
Garages
Approx. Gross Internal Area
643 Sq Ft - 59.73 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



Ground Floor



Second 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.