

6 MAIN STREET
EAST SALTOUN, EAST LoTHIAN, EH34 5DZ

CURRAN & CO
PROPERTY



6 MAIN STREET
EAST SALTOUN, EAST LOTHIAN, EH34 5DZ

OFFERS OVER £375,000



'Finished to an exceptional standard throughout, the property effortlessly combines contemporary living with charming character features'

- Family Sized Semi-Detached House on Large Plot
- Idyllic Village Location
- Recently Extended and Refurbished Throughout
- Living Room & Open Plan Dining Kitchen
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Expansive Front & Rear Gardens
- Driveway & Detached Garage



Description

Occupying a generous plot in the heart of the picturesque village of East Saltoun, 6 Main Street is an immaculately presented semi-detached house that has been thoughtfully extended to create a superb family home. Finished to an exceptional standard throughout, the property effortlessly combines contemporary living with charming character features and boasts a stunning open plan dining kitchen, beautifully landscaped south-west facing garden, detached timber garage and extensive private parking.

The accommodation is entered via a welcoming entrance hall and comprises: bright and spacious living room with exposed timber beams; impressive open plan dining kitchen featuring Quartz worktops, ceramic butler sink, central island with breakfast bar, freestanding range cooker with integrated extractor hood, integrated dishwasher and microwave, and French doors opening onto the covered rear porch; and a generous utility/WC with additional

butler sink, freestanding Samsung washing machine and matching tumble dryer, and under stair storage cupboard.

A carpeted staircase leads to the first floor, where the accommodation comprises: principal double bedroom with walk-in wardrobe and contemporary en-suite shower room; second double bedroom with walk-in wardrobe; third double bedroom with built-in wardrobes; and stylish family bathroom with shower over the bath and fitted storage.

Further benefits include an oil-fired central heating system and double glazing throughout.

Externally, the property enjoys beautifully maintained gardens to both the front and rear. The front garden is laid to lawn with mature planting, while a gated gravel driveway provides parking for several vehicles and leads to the detached timber garage. To the rear, the substantial south-west facing garden has been thoughtfully landscaped to create an ideal

space for both entertaining and family life, featuring a covered seating terrace accessed directly from the kitchen, extensive lawn, mature trees and planting, gravelled seating areas and a secluded section of garden with gazebo.

Extras

Extras to be included in the sale are all curtains and blinds, integrated kitchen appliances, and the freestanding cooker, washing machine and tumble dryer. Other items are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band C.







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33 Roseburn Terrace
Edinburgh
EH12 5NQ

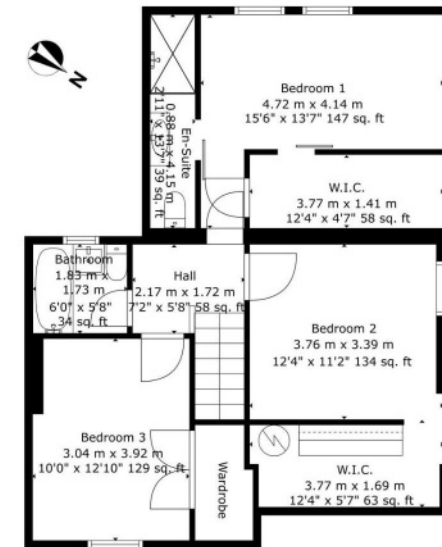
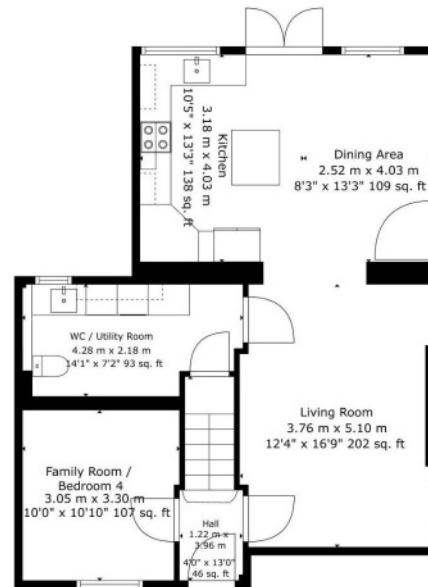
T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Approx. Gross Internal Area:
1453 Sq Ft (135 Sq M)



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.