

COULTERS[©]

39 WEST CRESCENT

EAST SALTOUN, PENCAITLAND, EAST LoTHIAN, EH34 5EF

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Peacefully positioned in the sought-after village of East Saltoun, this charming two-bedroom end-terraced house enjoys an enviable setting with wonderful south-facing views across the surrounding countryside. Ideally located within easy reach of Pencaitland, Haddington and Tranent, the property also offers convenient access to the stunning East Lothian coastline.

Offering warm and welcoming accommodation throughout, the home further benefits from generous wraparound private gardens and ample on-street parking.

KEY FEATURES



Charming end terraced house overlooking the fields.



Two south facing double bedrooms.



Beautiful wrap around private gardens.



Unrestricted on street parking.



Located in the conservation village of East Saltoun, East Lothian.



Delightful rural location.



EPC Rating - E



Council Tax Band - D





The front door opens into the hall, which leads to a comfortable sitting room, where a charming log-burning stove creates an inviting focal point. The woodburner is plumbed in and provides, in the winter, all the house's hot water. From here, glazed doors lead into a bright sunroom, providing an ideal space to relax and enjoy views over the garden throughout the year. The kitchen/dining room is fitted with a range of wall and base mounted cabinetry and incorporates an electric cooker with an induction hob, extractor hood, filter tap, dishwasher, and fridge/freezer.

There is ample space for a dining table and chairs, making it well suited to everyday family life and entertaining alike. A useful utility room, housing the washing machine, and a ground floor shower room complete the accommodation on this level.





CONTINUED...

Upstairs, there are two bright and well-proportioned double bedrooms, of which bedroom 1 has fitted wardrobes and bedroom 2 has useful built-in storage cupboards.

There are digital electric radiators on ground floor. On the first floor there is a wall mounted electric heater in bedroom 1 and radiator from the hot water tank in bedroom 2.

One of the property's standout features is its delightful wraparound garden, extending from the front to the rear of the house. Beautifully established planting creates a colourful and private outdoor setting, complemented by lawned areas, an apple tree, a plum tree, raised vegetable beds, raspberry canes, a potting shed, garden shed and log store

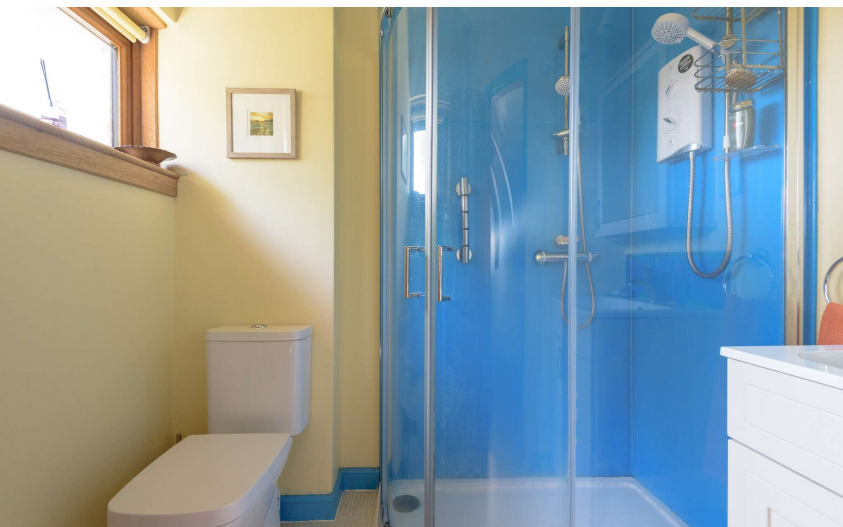
The south-facing aspect and open views across the neighbouring fields provide a peaceful backdrop to this charming village home.

There is unrestricted parking on the street outside and a public electric vehicle charging point is less than 100m away.

EXTRAS

All fitted carpets, floor coverings, light fittings and kitchen appliances are included in the sale. Please note that the sitting room book case is not included in the sale.









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 offers 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.

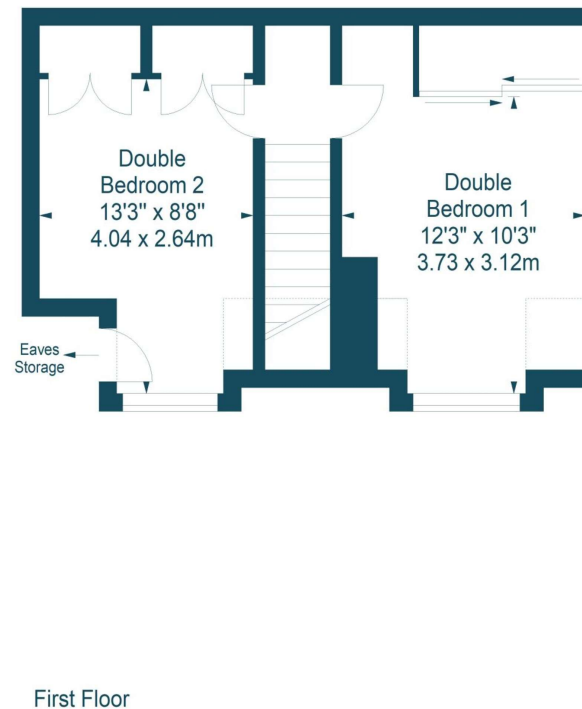
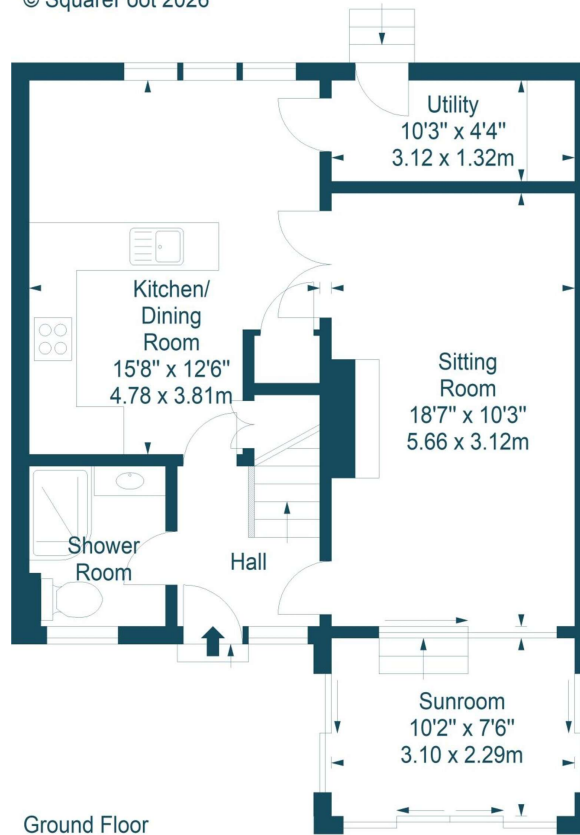
Commuting to Edinburgh takes around 35 minutes and is less than 20 miles from the property.



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



Approx. Gross Internal Area
944 Sq Ft - 87.70 Sq M
For identification only. Not to scale.
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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.