

Flat C Saltoun Hall

PENCAITLAND, EAST LOTHIAN, EH34 5DS



*STUNNING ONE-BEDROOM PERIOD APARTMENT
WITHIN A LISTED MANSION HOUSE IN PENCAITLAND*



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McEwan Fraser Legal is delighted to present this stunning one-bedroom period apartment within a listed mansion house, set amidst impressive communal gardens. The property is in excellent condition and offers a unique blend of historic charm and modern living.



Inside, the property comprises a spacious and impressive drawing room with large windows that flood the space with natural light, two fitted cupboards, and an original fireplace with a biomass-burning stove, creating a perfect setting for both dining and relaxing.





There is a fully equipped kitchen/breakfast room with a vaulted ceiling, painted shaker-style units, fitted shelving, and ample space for dining.





A unique round double bedroom featuring large windows with shutters and four built-in cupboards within the curved wall.







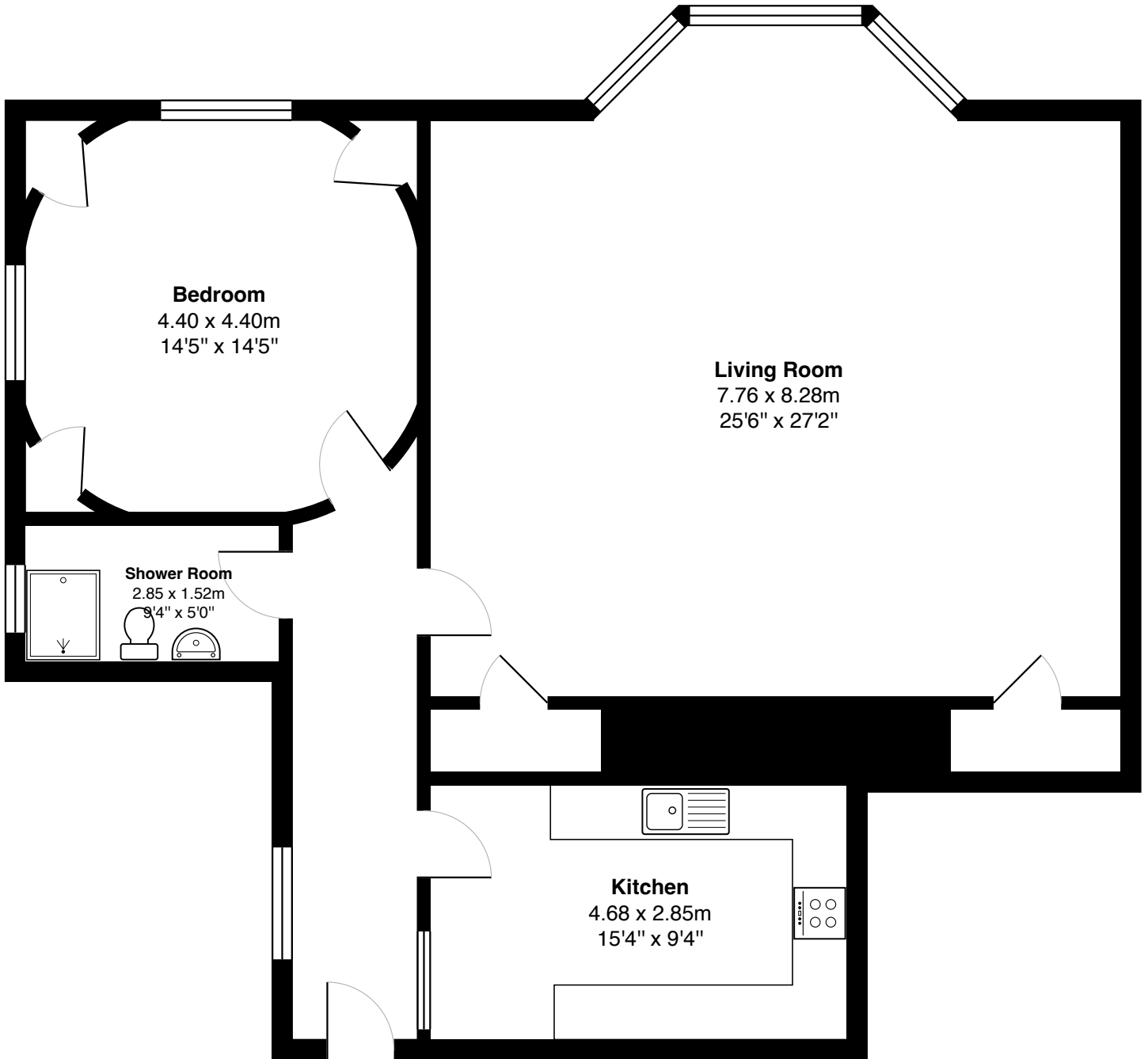
There is a modern bathroom fitted with a stylish suite, including a shower, vanity unit with a granite top, and WC.











Gross internal floor area (m²): 114m²

EPC Rating: F

In addition to this, the property benefits from an allotment, single garage and biomass heating systems, bringing efficiency to this beautiful property as well as a magnificent galleried entrance hall with a central fireplace, adding to its grandeur and charm.



Externally, it is set within beautifully maintained communal gardens, providing a peaceful and picturesque setting. This is a rare opportunity to acquire a truly distinctive period apartment in a sought-after location, offering excellent transport links and local amenities.







Pencaitland is an attractive rural village set in the wooded countryside of East Lothian close to Haddington and Gifford. The village has a local shop, post office and a pub and there are excellent walks in the area. There is a good village primary school and secondary schooling is available at nearby Haddington or Tranent. Haddington and Tranent also offer a wider range of shops, restaurants, supermarkets and leisure facilities.

Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. There is easy access to the City Centre some 35 minutes away, the City Bypass and Edinburgh International Airport.

The Location

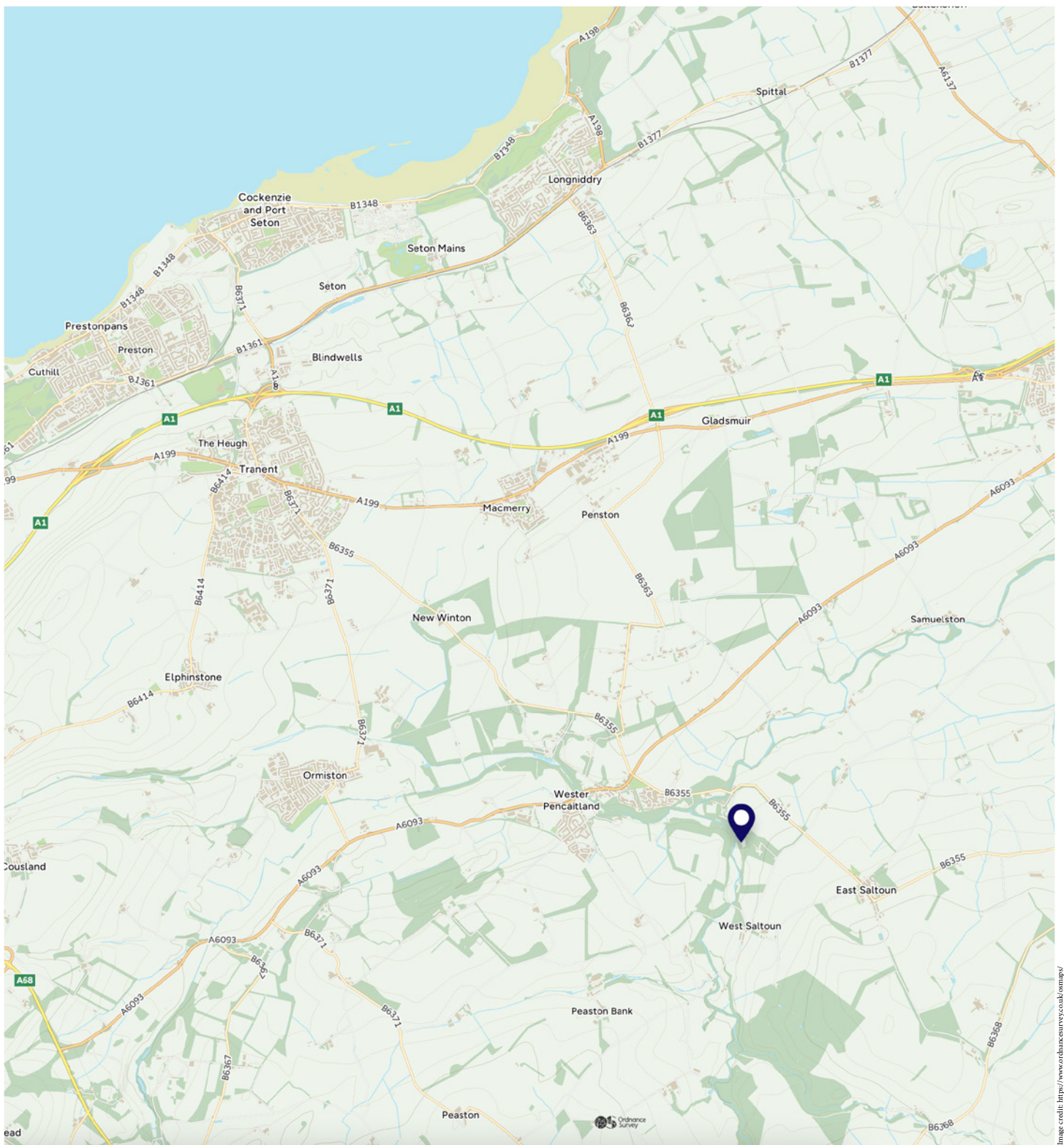


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**Part
Exchange
Available**



THE SUNDAY TIMES
 THE TIMES



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