

14 West Crescent

EAST SALTOUN, PENCAITLAND, TRANENT, EH34 5EF



Only 40 minutes from Edinburgh, this tranquil two-bed family home with a beautiful garden is perfectly positioned in the country



0131 524 9797



www.mcewanfraserlegal.co.uk

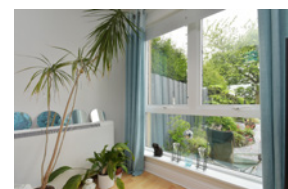


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to introduce to the market a two-bedroom terraced house, perfect for those seeking a tranquil and modern living space.

THE LIVING ROOM



As you step through the entrance hall, you'll immediately notice the bright and airy atmosphere that flows throughout the home. The spacious living room is a highlight, featuring a stunning floor-length window that offers breathtaking views of the beautifully maintained garden. This bright and fresh room provides a serene setting, perfect for relaxation and entertaining.

THE KITCHEN/DINER



The kitchen/diner is equally impressive, boasting a clean and bright design with ample space for cooking and dining. It's the ideal spot for creating culinary delights and enjoying meals with family and friends.





Moving upstairs, you'll find two generously sized double bedrooms and a family bathroom. Both bedrooms are exquisitely decorated, providing a comfortable and stylish retreat. The master bedroom features a floor-length window overlooking the private garden and surrounding countryside, as well as built-in storage. The second bedroom also offers excellent built-in storage, ensuring ample space for all your needs. The family bathroom is fresh and bright, equipped with a modern three-piece suite, making it a pleasant and functional space for the whole family.

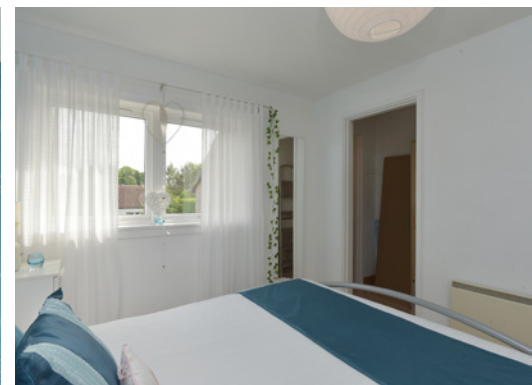
THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the garden is a fantastic size and has been designed for low maintenance. This sun trap is excellently well maintained, offering a perfect outdoor space for relaxation and entertaining. Don't miss the opportunity to make this charming house your new home.

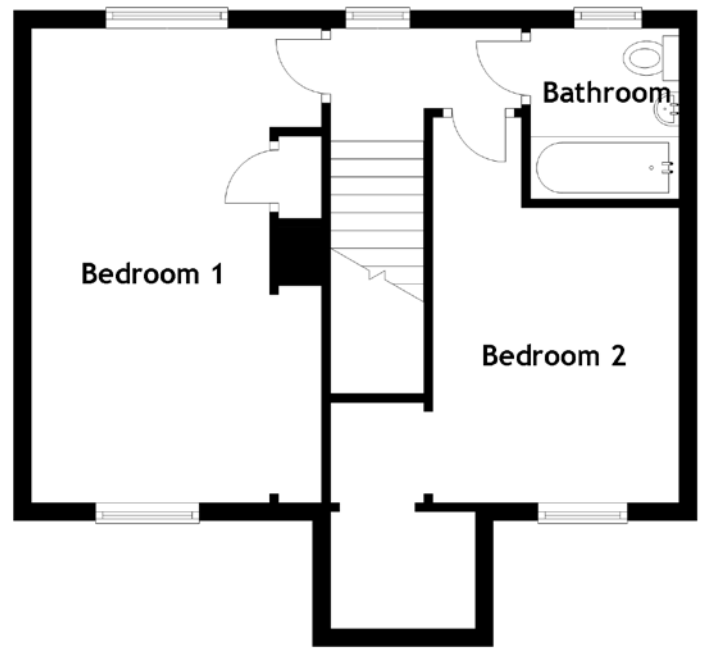
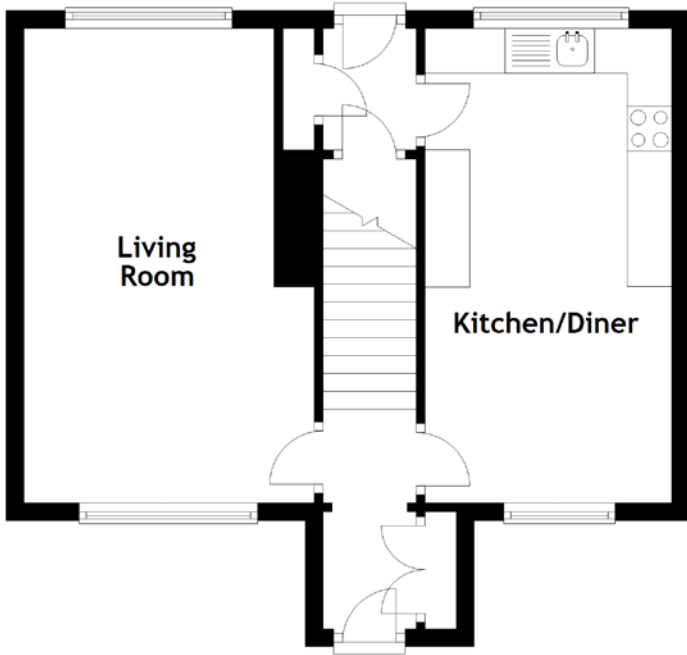
Early viewing is advised to appreciate the experience this home has to offer.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

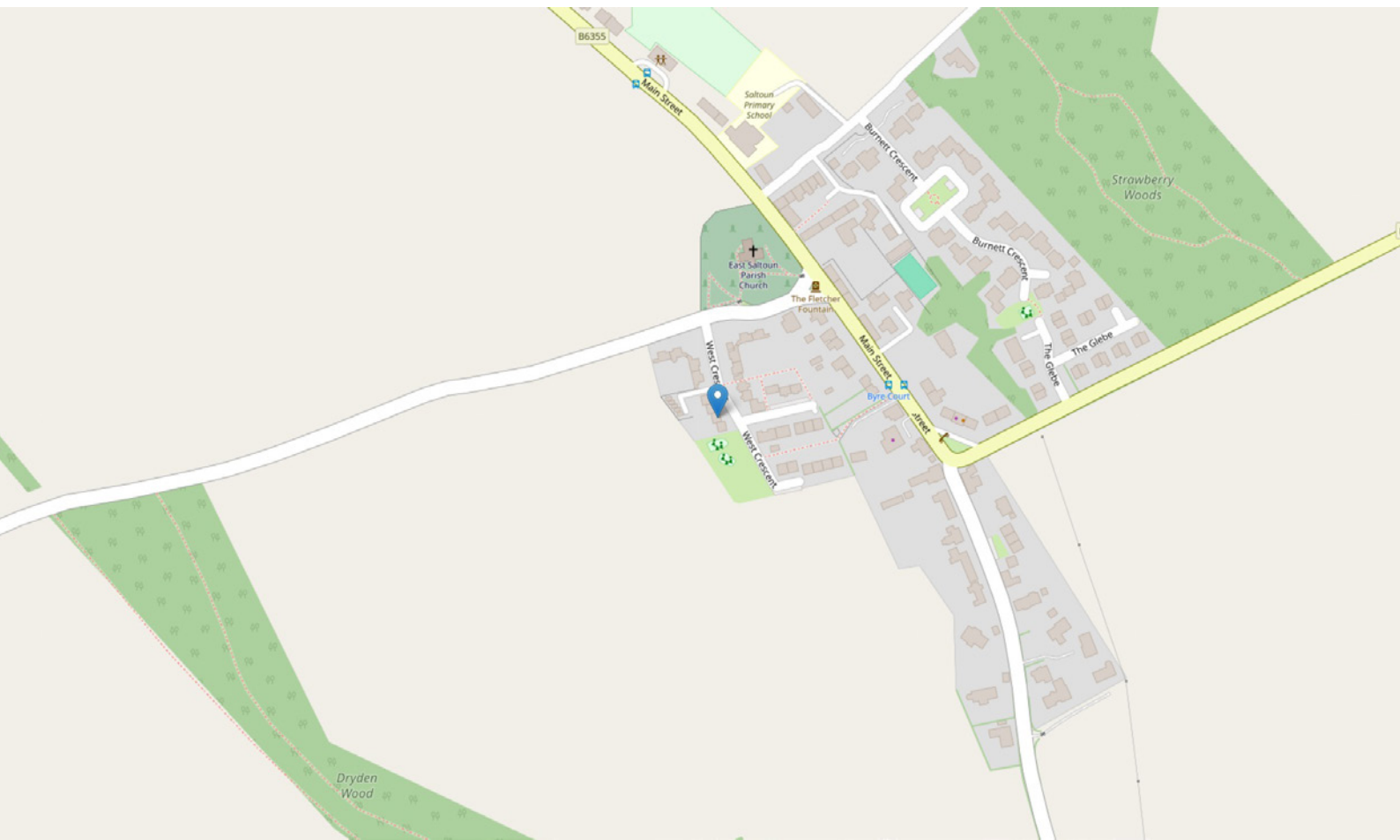


Approximate Dimensions
(Taken from the widest point)

Living Room 5.31m (17'5") x 3.25m (10'8")
Kitchen/Diner 5.31m (17'5") x 2.76m (9'1")

Bathroom 1.91m (6'3") x 1.67m (5'6")
Bedroom 1 5.31m (17'5") x 3.25m (10'8")
Bedroom 2 4.31m (14'2") x 2.81m (9'3")

Gross internal floor area (m²): 83m² | EPC Rating: E



THE LOCATION

East Saltoun, Pencaitland is an idyllic village in the heart of East Lothian, where rural charm meets modern convenience. East Saltoun offers a tranquil lifestyle surrounded by rolling hills, lush farmland, and ancient woodlands. Enjoy outdoor activities like walking through Saltoun Woods, cycling, or exploring historical landmarks. The village features a well-regarded primary school, a cosy village hall, and a local café. For those who enjoy outdoor activities, Saltoun Big Wood lies on the outskirts of the village of East Saltoun with woodland walks, river walks and cycling routes accessible to the public. Nearby Haddington offers supermarkets, boutique shops, and dining options.

Transport links are excellent, with the A1 providing easy access to Edinburgh, just a 30-minute drive away. Regular bus services ensure convenient travel to surrounding areas.

Steeped in history, East Saltoun boasts landmarks like the 13th-century Saltoun Parish Church and Saltoun Hall. Community events throughout the year foster a welcoming spirit, making it a delightful place to call home.

Embrace the serene beauty and vibrant community spirit of East Saltoun, where countryside living meets modern convenience.




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