





'Superb sized and truly immaculate semi detached villa enviably positioned within the delightfully picturesque conservation village of East Saltoun.'

Vestibule, hallway, lounge, modern dining kitchen, rear hall leading to integral garage, ground floor bathroom, 3 double bedrooms and luxurious shower room on the upper level. Excellent storage space. Double glazing. Electric wet central heating. Monoblock driveway. Beautifully manicured gardens front and rear.

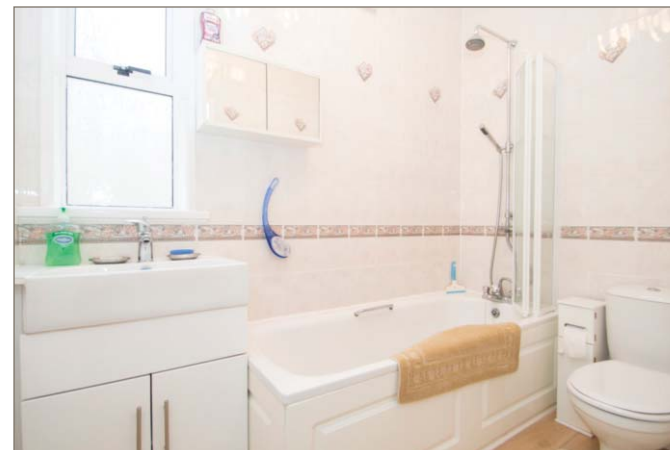
Lounge	(15'11 x 12'8) 4.9m x 3.9m
Dining Kitchen	(14'3 x 10'0) 4.3m x 3.0m
Bathroom	(7'9 x 4'10) 2.4m x 1.5m
Master Bedroom	(12'2 x 10'6) 3.7m x 3.2m
Bedroom 2	(14'1 x 9'9) 4.3m x 3.0m
Bedroom 3	(13'0 x 10'4) 4.0m x 3.1m
Shower Room	(7'9 x 4'9) 2.4m x 1.4m
Integral Garage	(20'10 x 10'2) 6.4m x 3.1m

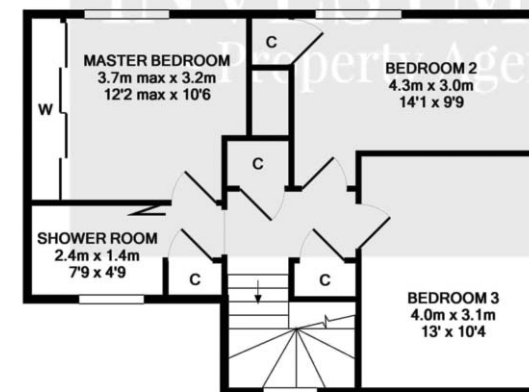
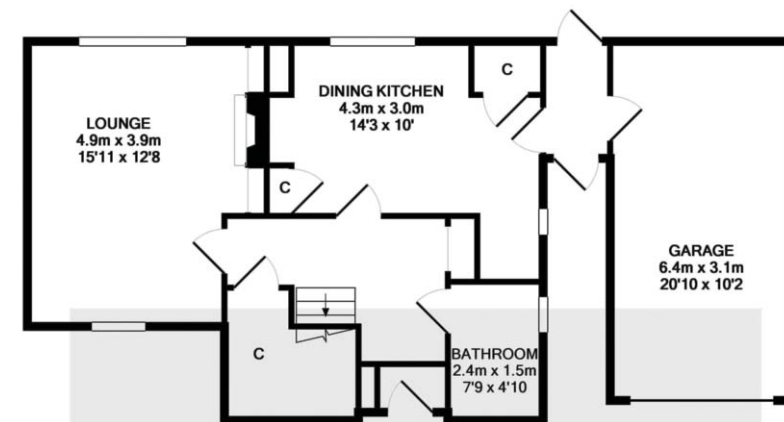
The historic and picturesque village of East Saltoun is located within beautiful East Lothian countryside and allows for a rural lifestyle with all the benefits of village living. The village has a wonderful sense of community and has a local Primary School, village hall, garage and Saltoun Parish Church. Additional amenities are available at Gifford, approximately 4 miles, which has a newsagent/post office, Co-Operative store, 2 hotels with restaurants, coffee shop, golf and bowling clubs plus cricket team. The towns of Haddington and Tranent are approximately 6 miles away and provide additional facilities including Secondary schooling with Edinburgh some 18 miles away and easily commutable on a daily basis given the proximity to the A1 and A68.

Extras

Cooker, dishwasher, fridge, fridge/freezer, washing machine, summerhouse, shed and greenhouse.

Energy Performance Rating F





7 WEST CRESCENT, EAST SALTOUN, EH34 5EF
 TOTAL APPROX. FLOOR AREA 104.0 SQ.M. (1119 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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