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# THE BUNGALOW

EAST SALTOUN, PENCAITLAND, EH34 5EB

 2 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Set within the peaceful and picturesque village of East Saltoun, The Bungalow is a rarely available detached house offering beautifully presented accommodation, mature private gardens and a wonderful sense of peace and seclusion.

Surrounded by the rolling countryside of East Lothian, yet within easy reach of Pencaitland, Haddington and Edinburgh, this delightful home is perfectly suited to those seeking a quieter lifestyle without compromising on convenience.

## KEY FEATURES



Immaculately presented detached bungalow.



Two well proportioned double bedrooms.



Sitting room, modern kitchen and two conservatories.



Surrounded by a particularly private and established garden.



Large driveway and single garage.



Beautiful setting in the peaceful village of East Saltoun.



EPC Rating - E



Council Tax Band - E





Immaculately presented throughout, the property offers well-proportioned and versatile accommodation set over one floor.

The front entrance leads into a flexible space which is currently used as a home office but would also work well as a dining room due to its location beside the kitchen. The modern fitted kitchen is flooded with natural light from a large skylight and a WC is situated beside the front door.

A central hall with storage cupboard provides access to the spacious sitting room which has a living flame gas fire, box bay window offering views over the garden and doors leading to the conservatory.



## MORE INFORMATION

The two well proportioned double bedrooms both have large fitted wardrobes and a bathroom with underfloor heating completes the accommodation.

A covered walkway between the house and garage provides a useful drying or storage area.

One of the property's greatest assets is its wonderfully private and established garden which offer mature planting, various seating areas and a lawn.

A large driveway provides ample off-street parking, while a single garage offers additional storage space.

## EXTRAS

All fitted floor coverings, blinds, light fittings and kitchen appliances are included in the sale. The sofa in the sitting room may also be included if the buyer wishes.

In the garden, the metal shed and bench will remain.





## THE LOCAL AREA

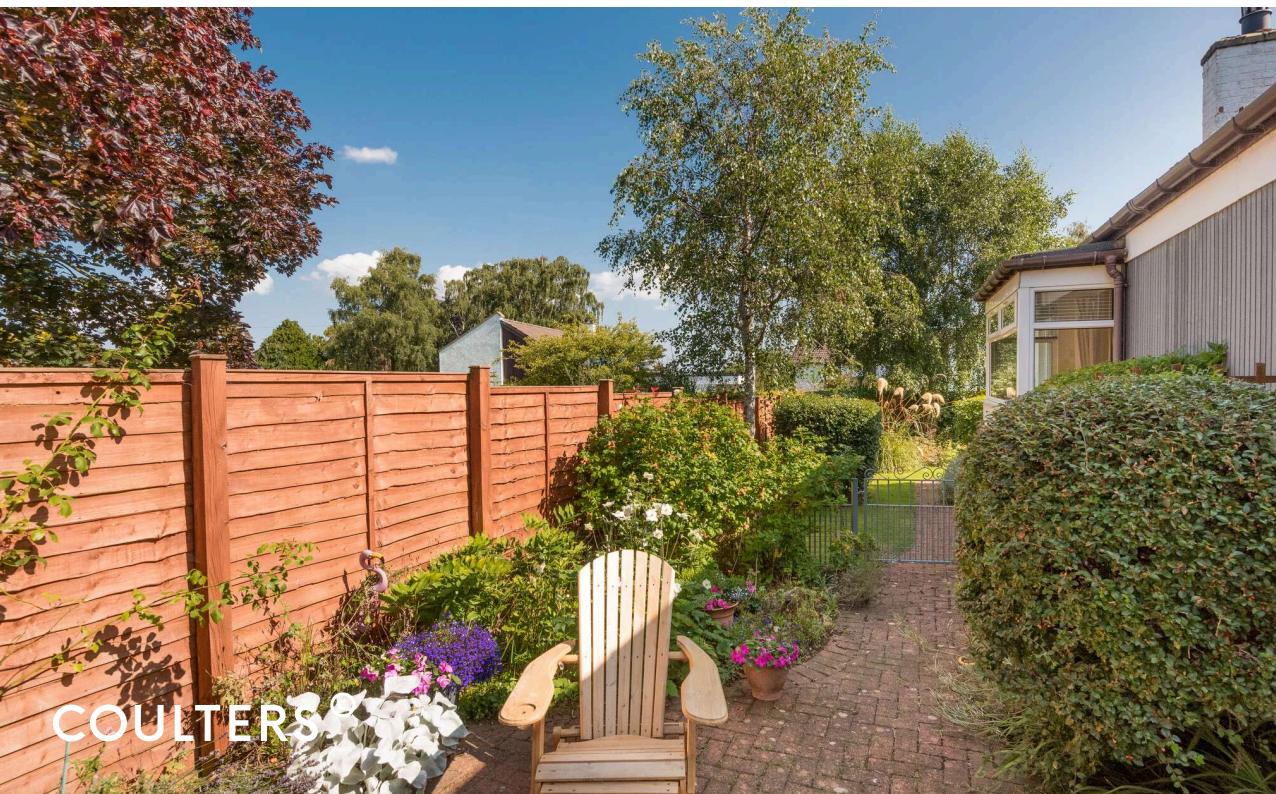
East Saltoun is a sought-after and picture postcard, conservation village, set in the heart of East Lothian, bounded by the Lammermuir Hills and East Lothian's rugged and breath-taking coastline.

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.

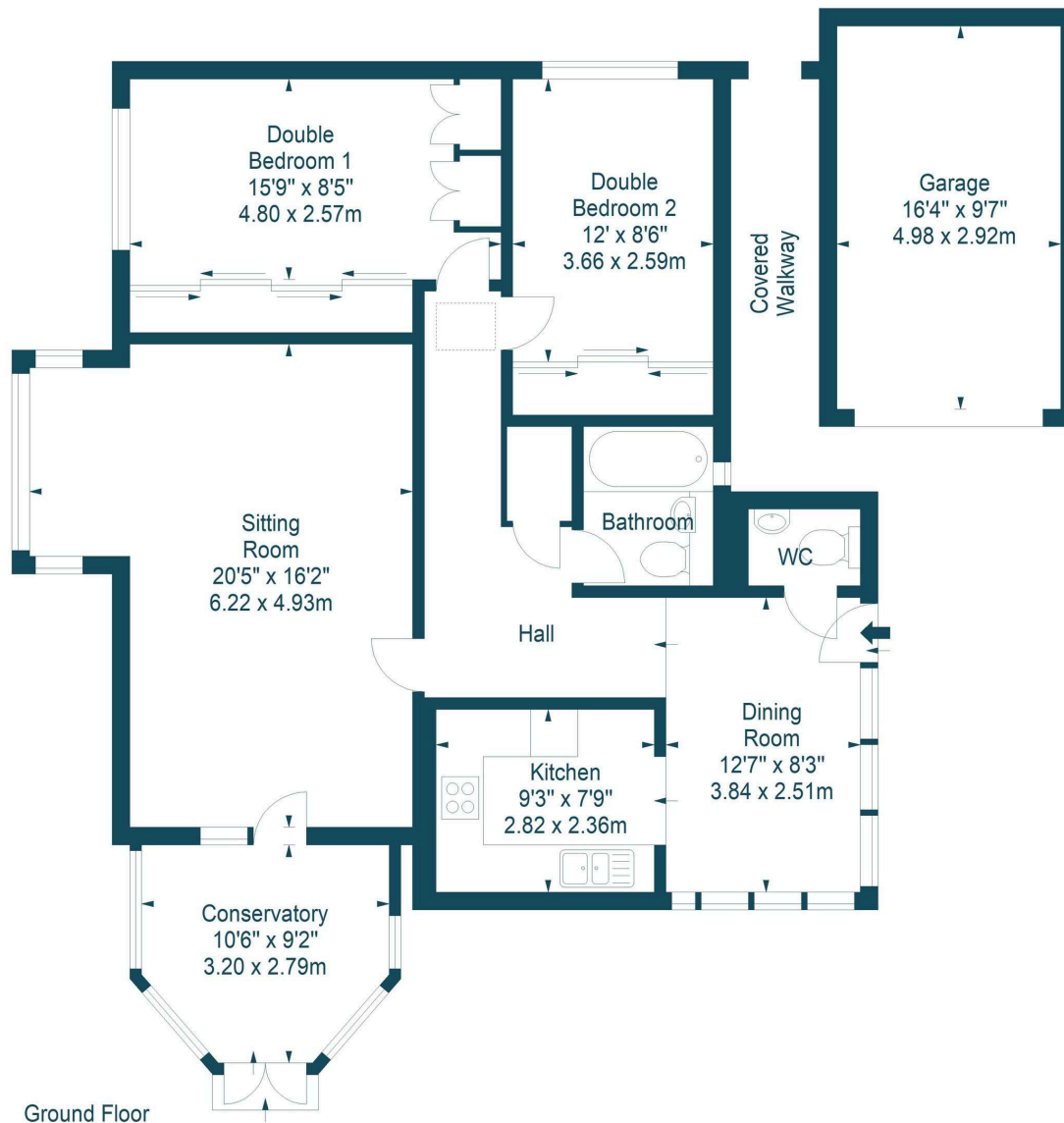
Commuting to Edinburgh takes around 35 minutes and is less than 20 miles from the property.



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HOME REPORT VALUATION: £350,000





**The Bungalow,  
East Saltoun,  
Pencaitland,  
Tranent,  
East Lothian, EH34 5EB**



Approx. Gross Internal Area  
1047 Sq Ft - 97.27 Sq M

Garage

Approx. Gross Internal Area  
154 Sq Ft - 14.31 Sq M

For identification only. Not to scale.

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## GET IN TOUCH



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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.