



Flat C, Saltoun Hall, Pencaitland, East Lothian, EH34 5DS



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Forming part of the magnificent Category A Listed Saltoun Hall mansion house, this truly unique one-bedroom ground floor apartment offers an exceptional opportunity to acquire a home of immense character and historical significance, set within beautifully maintained communal grounds in the heart of East Lothian's picturesque countryside.

Accessed through the Hall's most impressive galleried entrance hall, complete with a striking central fireplace, the property immediately showcases the grandeur and architectural charm synonymous with a period mansion house.

The accommodation begins with a welcoming entrance hall featuring a window that fills the space with natural light. The outstanding drawing room is undoubtedly the centrepiece of the home, boasting an elegant bay window, wood flooring, ornate cornicing and ceiling rose, two useful storage cupboards, and an attractive fireplace incorporating a biomass-burning stove.

The stylish dining kitchen has been thoughtfully designed with bespoke cabinetry and is equipped with a Range cooker, fridge/freezer, dishwasher and washing machine/dryer. Striking internal windows and glazed doors enhance the sense of character while allowing light to flow throughout the apartment.

A particular highlight is the remarkable circular bedroom, an exceptionally rare and distinctive space featuring two windows with traditional shutters, and four built-in cupboards, providing excellent storage while retaining the property's unique architectural appeal.

The accommodation is completed by a beautifully appointed shower room with window, incorporating a large walk-in double shower, contemporary full-height wall and floor tiling and underfloor heating.

Externally, residents enjoy access to extensive communal gardens and grounds extending to around 9 acres, providing a peaceful and picturesque setting ideal for relaxation and outdoor enjoyment. Further benefits include a private garage with adjoining store room and a private allotment area.

Combining historic grandeur, distinctive architectural features and a tranquil countryside setting, Flat C, Saltoun Hall is a truly special home unlike any other.

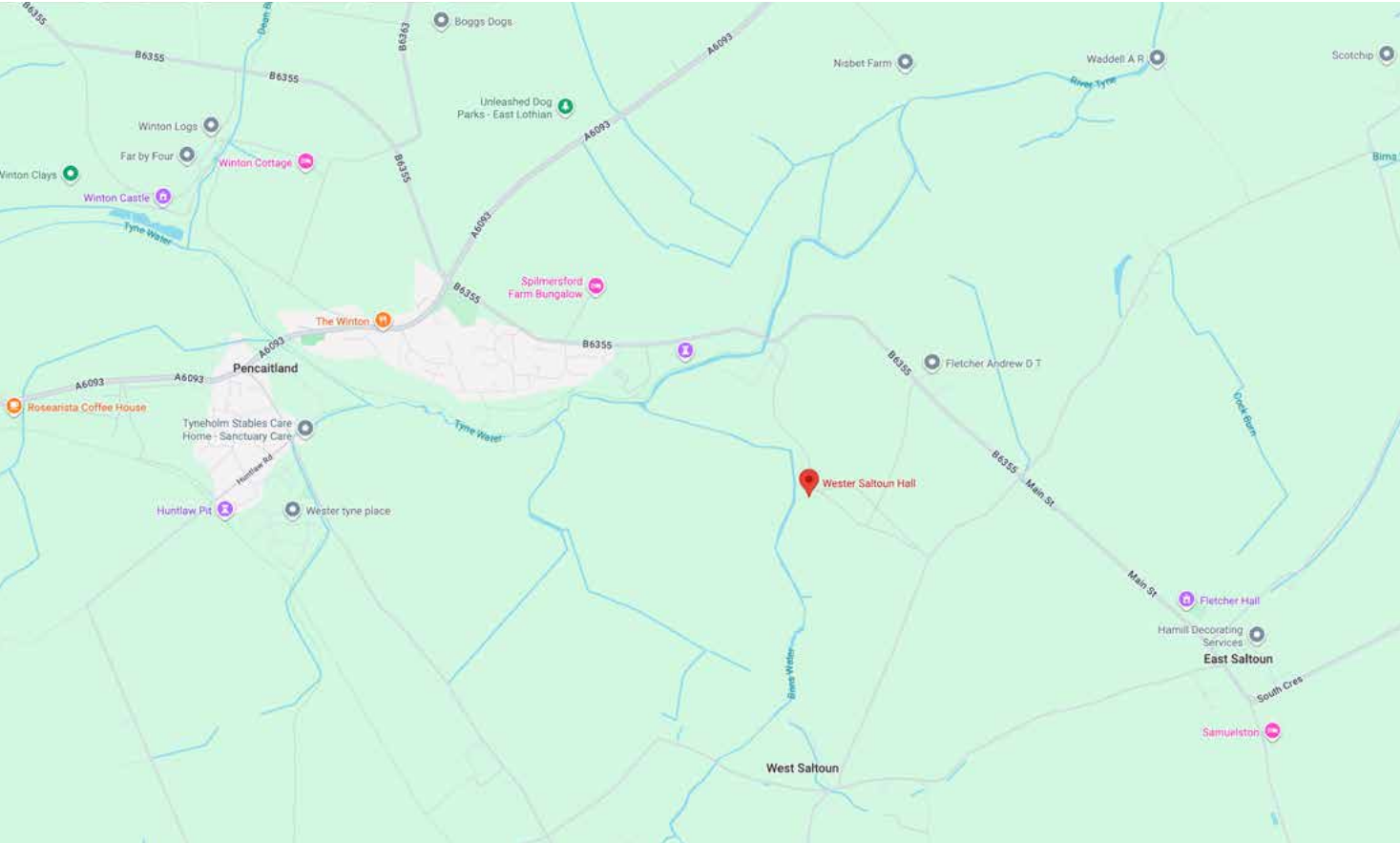
Early viewing is highly recommended to appreciate the quality, character and uniqueness of this exceptional property.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance and cleaning of all communal parts of the building and all gardening work. The current factor is James Gibb with a quarterly payment of approximately £600.





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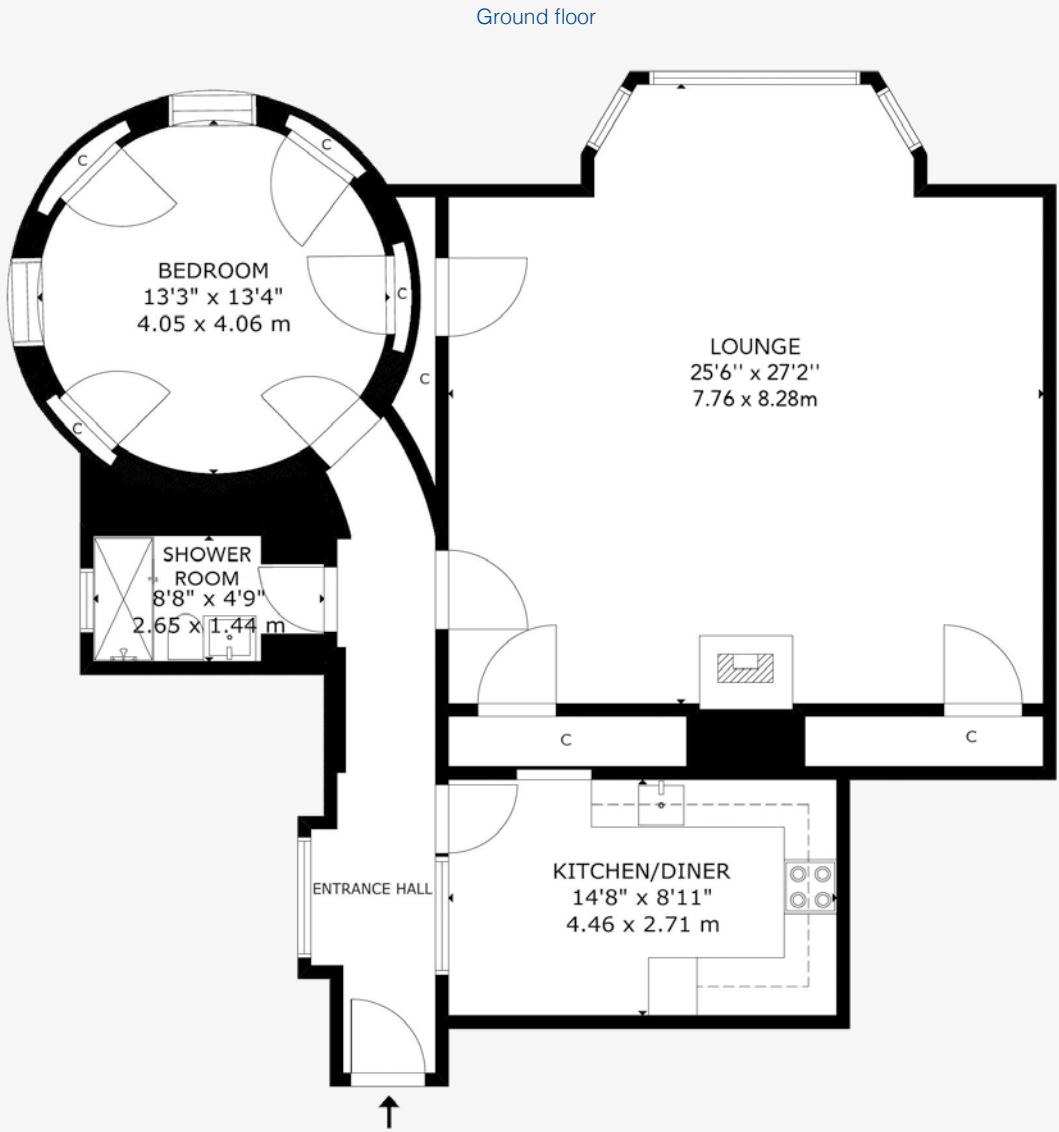


The charming village of Pencaitland lies around 12 miles from Edinburgh making this a fantastic location for the daily commuter.

Area Description

The charming village of Pencaitland lies around 12 miles from Edinburgh making this a fantastic location for the daily commuter. The village has its own local shop, highly regarded restaurant and a modern

primary school. There is a bowling club, children's play park and a recreation field. There are many walks around the village, along the Tyne Water, the old railway track and Pencaitland Park. The larger town of Haddington is around five miles from the village with a range of shops and amenities.



Accommodation

Lounge:	8.28m x 7.77m	(27'2" x 25'6")
Dining Kitchen:	4.47m x 2.72m	(14'8" x 8'11")
Bedroom:	4.06m x 4.04m	(13'4" x 13'3")
Shower Room:	2.64mx 1.45m	(8'8"x 4'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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