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10 BURNET CRESCENT
EAST SALTOUN, EAST LOTHIAN, EH34 5BZ
5 BED
3 BATH
3 PUBLIC







TAKE A LOOK INSIDE

An impressive and generously proportioned five-bedroom detached family home situated within an exclusive CALA residential development in the picturesque East Lothian village of East Saltoun. Offering spacious and versatile accommodation, beautifully maintained gardens and an adjoining double garage, the property enjoys a peaceful and private setting surrounded by beautiful countryside while being within easy reach of Edinburgh and the East Lothian coastline.

The ground floor is arranged around a welcoming entrance hall and includes an impressive sitting room with a feature fireplace housing a wood burning stove. Double doors connect to the adjoining dining/family room, providing an excellent arrangement for both everyday living and entertaining. The spacious kitchen/breakfast room offers an extensive range of fitted units, generous worktop space and ample room for informal dining, with French doors opening directly onto the rear garden. A separate utility room provides additional practicality, while a study, downstairs WC and useful storage complete the ground-floor accommodation. Upstairs, the principal bedroom benefits from fitted storage and an en-suite shower room. A second double bedroom also enjoys en-suite facilities, while three further double bedrooms are served by a family bathroom with a separate shower. Additional storage is provided throughout the upper floor, together with a large floored attic.

KEY FEATURES

- Substantial 5/6 bedroom detached house
- Generous and free-flowing ground floor living space
- Spacious kitchen/dining room with French doors to garden
- Extensive garden grounds and summer house
- Driveway, private parking and adjoining double garage
- Sought-after development in rural location
- EPC Rating - C
- Council Tax Band - G





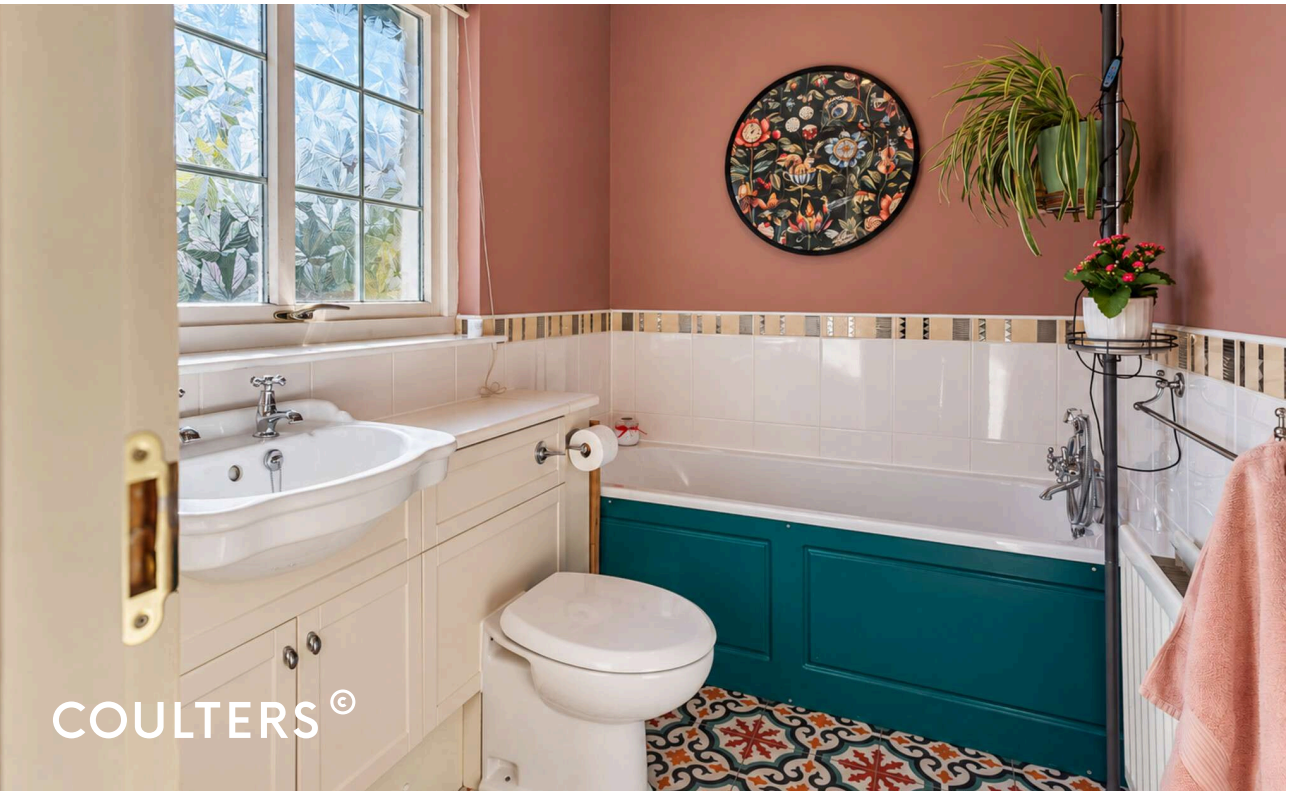


Outside

The property is tucked away in a private location within the development and benefits from a large plot. The property borders a woodland area on the eastern boundary and is surrounded by attractive, mature grounds, predominantly laid to lawn with established planting and areas for outdoor seating and entertaining, and a useful summer house. A shared driveway leads to a generous off-street parking area and an attached double garage. Residents also benefit from access to a well-maintained communal orchard and children's play area, further enhancing the appeal of this attractive family development. There are lovely walks direct from the development to enjoy the beautiful surrounding countryside.







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LOCAL AREA

East Saltoun is a charming rural village nestled in the foothills of the Lammermuir Hills, approximately five miles south-west of Haddington and 17 miles east of Edinburgh. Surrounded by beautiful East Lothian countryside, the village offers an appealing combination of peaceful country living and convenient access to the capital.

The village has an established local community, a historic church is within the catchment area of Pencaitland Primary School with secondary education at Ross High School or potentially Knox Academy in Haddington subject to application. Independent schooling options include Compass School in Haddington, Belhaven Hill in Dunbar and Loretto School in Musselburgh, together with a wide selection of schools in Edinburgh.

The nearby market town of Haddington provides an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities. East Lothian is also renowned for its beautiful coastline, outstanding golf courses and extensive walking and cycling opportunities. Edinburgh is readily accessible by road via the A1 and City Bypass, while Edinburgh Airport offers domestic and international connections. Dunbar railway station provides mainline rail services, including connections to London.










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EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fixtures & fittings (exc some shades), integrated appliances and washing machine, summer house and garden shed are included in the sale.

Factoring

The development is factored by Greenbelt Group with an annual cost of £616 per property.

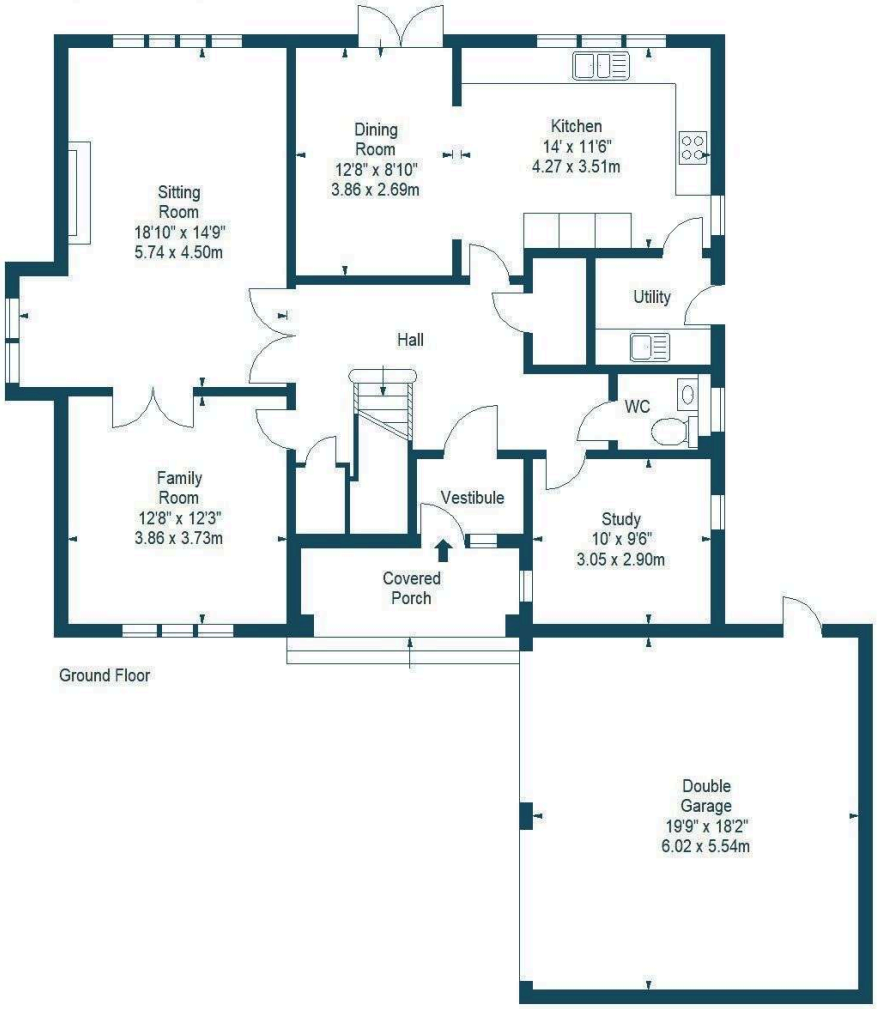
Photos

Please note the main external photo was taken in 2022.

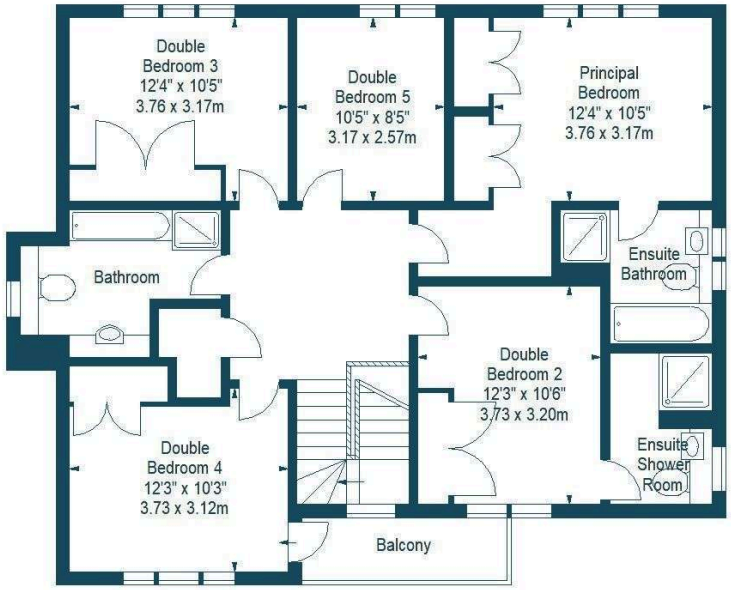
HOME REPORT VALUATION: £675,000

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Approx. Gross Internal Area
2518 Sq Ft - 233.92 Sq M
(Including Double Garage)
For identification only. Not to scale.



Ground Floor



First Floor

GET IN TOUCH

www.coulterspropery.co.uk

0131 603 7333

enquiries@coulterspropery.co.uk

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.