





## **EAST SALTOUN**

25 West Crescent,  
EH34 5EF

## **VIEWING**

By appointment telephone  
0131 247 1010

## **PRICE**

Fixed Price £150,000

**This charming semi detached bungalow is situated in a quiet cul de sac within the increasingly sought-after East Lothian village of East Saltoun. The accommodation has been well maintained throughout and comprises: Entrance Vestibule; Hall; Sitting Room with sunny outlook to the front garden, featuring a working fire with lovely oak surround, granite insert and hearth; modern fitted breakfast Kitchen with a good selection of top and base units and integrated hob, dishwasher, double oven, grill and cooker hood; three generous Double Bedrooms with built in storage; Bathroom featuring a white suite with Mira electric shower over the bath, electric powered Central Heating with boiler and heating controls; external fully powered Utility Room; Gardens to front, side and rear and on street Parking.**

### **LOCATION**

The property is located in the popular village of East Saltoun. The village has in Saltoun Primary, a very well regarded primary school with additional primary education available at Yester in Gifford and Pencaitland. There is a thriving village community and the village hall plays host to a number of different groups, clubs and activities from pre-school play groups, to local ceilidh dances. There are also large playing fields, woodland walks, a village shop and an historic church located within the village. Shopping and further amenities are available in the nearby ancient market town of Haddington, which offers an excellent and varied selection of traditional shops, cafés and restaurants together with a Tesco supermarket, Medical Centre and Library. Edinburgh is a 30 minute drive away, while both Newcraighall and Musselburgh provide a Park and Ride service and a varied selection of shops. The City By-pass is a short drive away providing residents with quick access to northern England and central Scotland's motorway network including Edinburgh Airport.

### **FIXTURES AND FITTINGS**

Extras to be included in the price are all fitted carpets and the integrated kitchen appliances.

### **GARDENS**

The garden to the front of the property is bordered by a hedge and laid out to easy maintenance pebbles complemented by planted display borders containing a selection of evergreens and perennials. The side garden is planted to provide colour throughout the year and leads to the south facing, secluded rear garden, which features a lawn surrounded by mature borders planted out with a variety of plants, shrubs, trees and fruit bushes. There are drying facilities, fully wheelchair accessible paths and an external Utility Room with power and light.

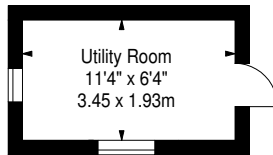
**PARKING:** There is priority parking at the front of the property.

### **INFORMATION NOTE**

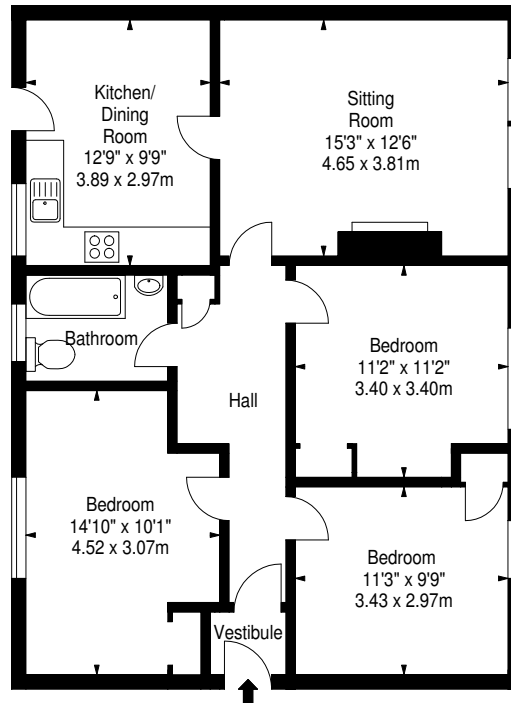
Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.

West Crescent,  
East Saltoun, EH34 5EF  
Approx. Gross Internal Area  
867 Sq Ft - 80.54 Sq M

Garden Store  
Approx. Gross Internal Area  
70 Sq Ft - 6.50 Sq M



Ground Floor



Ground Floor

For identification only. Not to scale.  
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### MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

