

13 LITTLE SPOTT STEADING

Little Spott, Dunbar, EH42 1XY

IMMACULATELY PRESENTED HOUSE

*forming part of an exclusive
steading conversion*



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A good-sized private garden, enviably south-facing and bathed in sunny natural light throughout the day

28 Little Spott

Beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar




13 LITTLE SPOTT
STEADING

PROPERTY NAME

13 Little Spott Steading

LOCATION

Dunbar, EH42 1XY

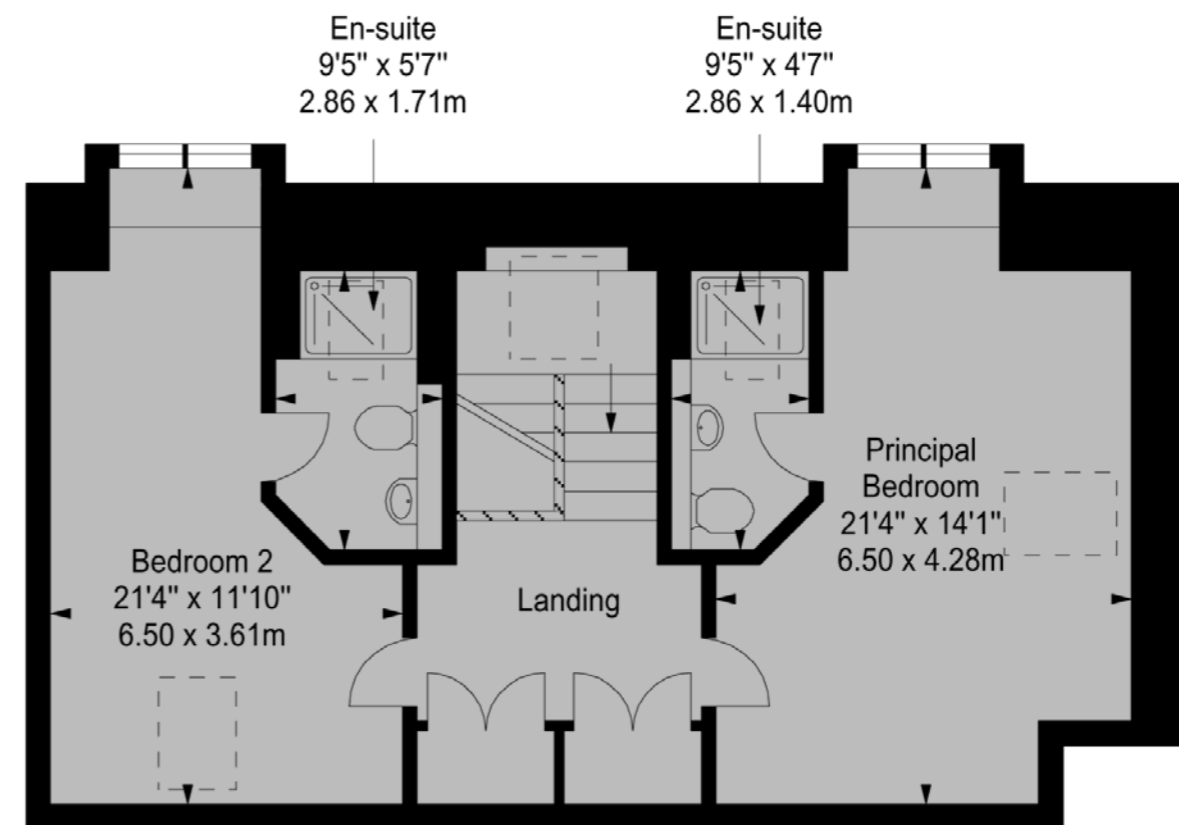
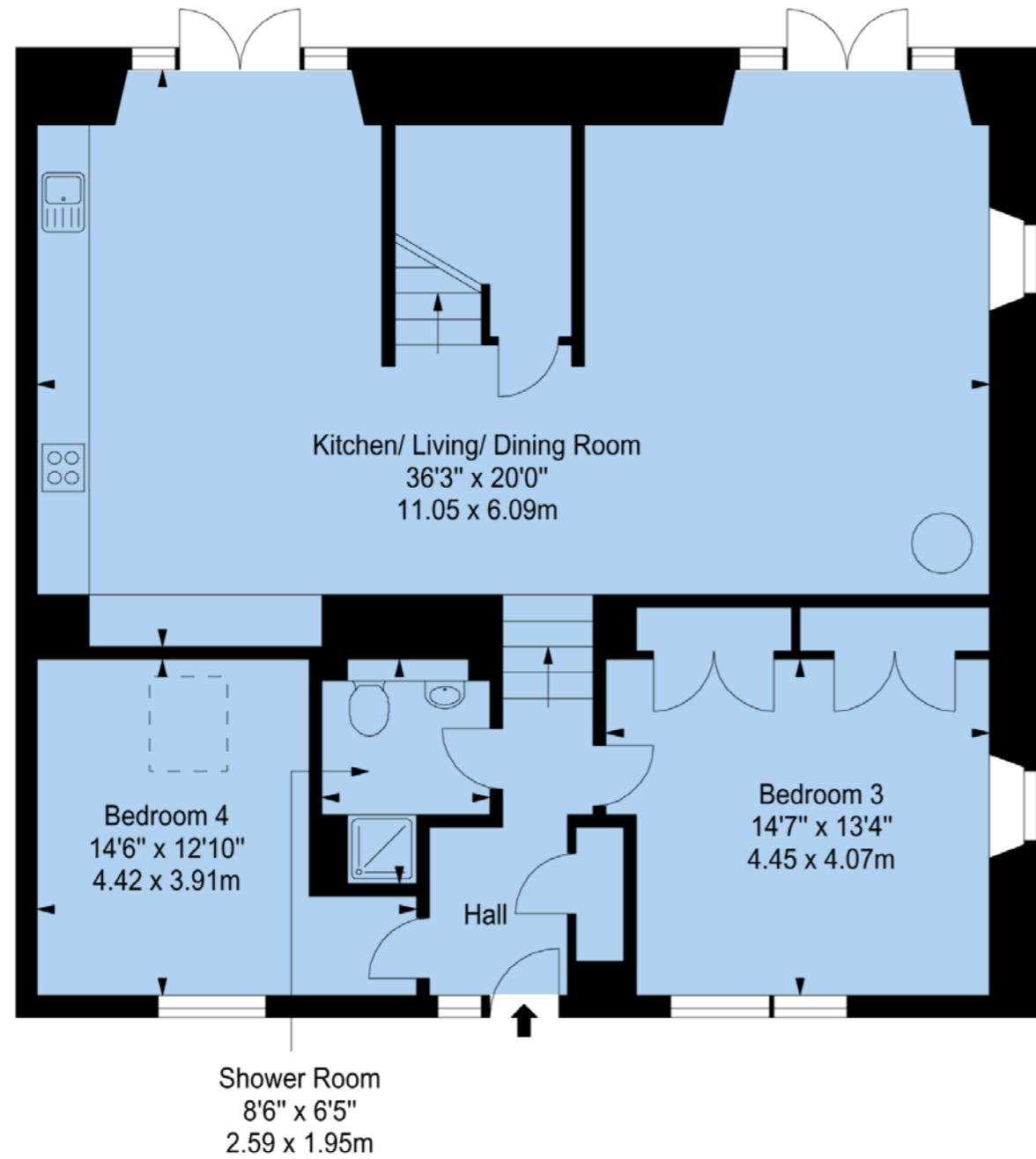
APPROXIMATE TOTAL AREA:

178.2 sq. metres (1918.1 sq. feet)

GROUND-FLOOR 

FIRST-FLOOR 

The floorplan is for illustrative purposes.
All sizes are approximate.



Welcome to 13 LITTLE SPOTT STEADING

This immaculately presented house forms part of an exclusive steading conversion in the hamlet of Little Spott, close to the nearby town of Dunbar, and boasts a wonderful open-plan living area, four flexible bedrooms, and three shower rooms, plus a private garden and two allocated parking spaces.



GENERAL FEATURES

Immaculately presented house forming part of an exclusive steading conversion
Rural setting in Little Spott, surrounded by rolling countryside
High-quality fixtures and fittings throughout
EPC Rating - TBC | Council Tax band - TBC

ACCOMMODATION FEATURES

Entrance hall with built-in storage
Wonderful open-plan living area:
Living room with wood-burning stove
Fully integrated kitchen with large dining area
Four spacious double bedrooms with built-in storage
Two en-suite shower rooms
Separate family shower room
Engineered oak flooring on lower and raised ground floors
Farrow & Ball décor throughout
Underfloor heating on lower floors

EXTERIOR FEATURES

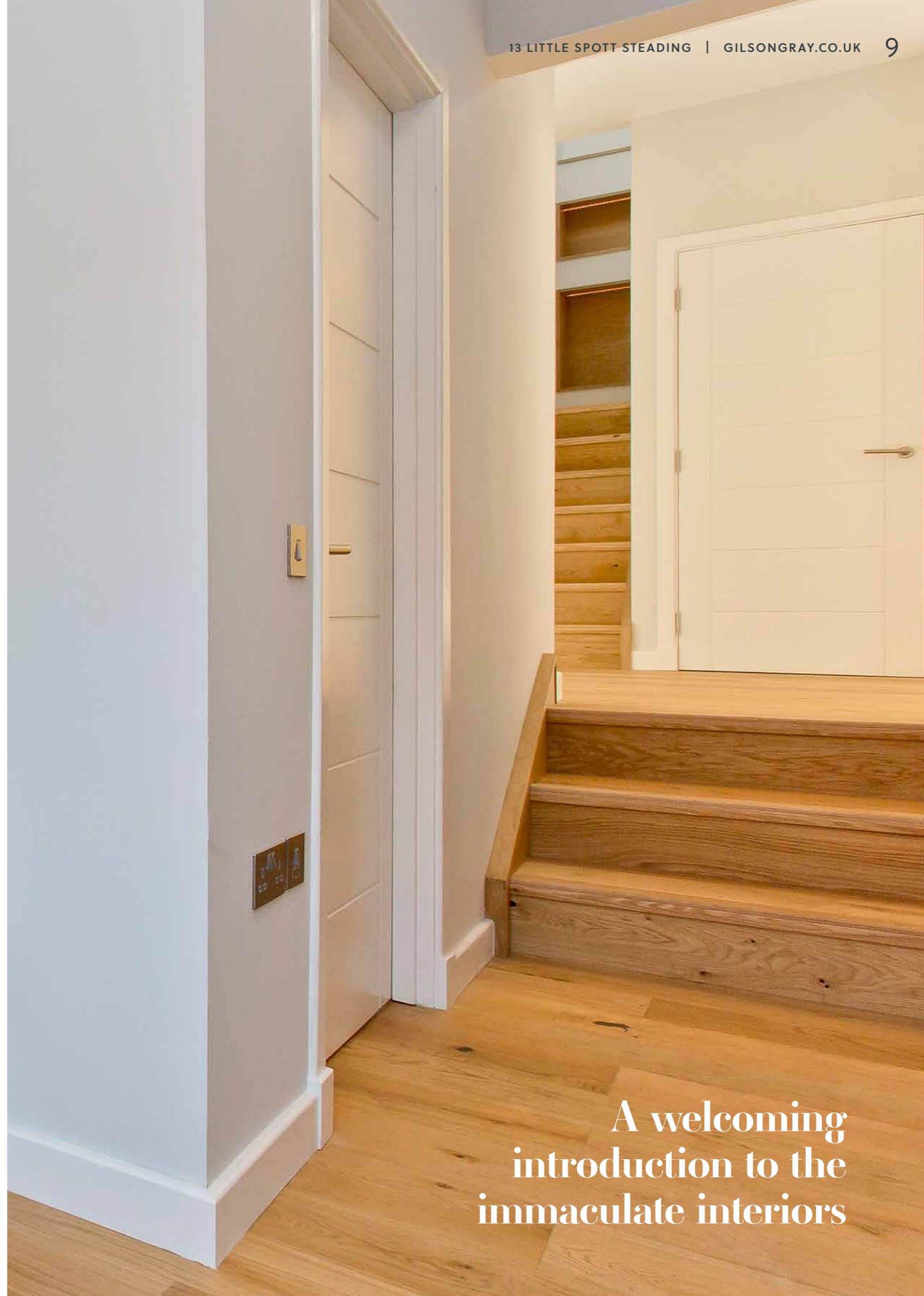
Good-sized private garden with lawn and patio
Access to communal area
Two allocated parking spaces and visitors' spaces

Forming part of an exclusive, B-listed steading conversion in Little Spott, this immaculate house boasts a sought-after rural location, whilst still lying within easy reach of excellent amenities and transport links. The development itself is ideally situated to take full advantage of its position, with panoramic coastal views (including the iconic Bass Rock) to one side, with scenic countryside views to the other. The steading has been meticulously and tastefully renovated to a high standard by Colorado Construction, using the finest materials and craftsmanship, and retaining much of the original building's charm. The external red sandstone is the original steading stone and paired with a pantile roof, whilst, internally, high-quality fixtures and fittings and tasteful Farrow & Ball décor offer an exquisite modern home with excellent eco credentials.



ENTRANCE HALL

Welcoming you into the home on the lower-ground level is a hallway, setting the tone for the interiors to follow with pared-back décor and engineered oak flooring. The hall is accompanied by built-in storage and features a short flight of stairs leading to the upper ground level.



A welcoming introduction to the immaculate interiors

OPEN-PLAN DINING KITCHEN & LIVING ROOM

Offering a wonderful open space which is sure to be perfect for everyday family life and entertaining alike, is the open-plan kitchen, living, and dining room. Both areas feature south-facing French doors opening onto the rear garden – flooding the space with sunny natural light, inviting the outdoors in, and allowing for easy alfresco dining and gatherings during the warmer months.





A wonderful space for family life & sociable gatherings

The large living area offers fantastic flexibility for various configurations lounge furniture, and continues the immaculate presentation of the entrance area with the same décor and handsome oak flooring. Nestled in the corner of the room is a striking Contura 5kW log-burning stove, set on a Caithness stone hearth and creating a warm and welcoming atmosphere.



THE KITCHEN

In the adjoining kitchen, space is provided for an eight-seater dining table, and a wide range of attractive, Shaker-styled cabinets is accompanied by a Silestone worktops and atmospheric downlighting. Neatly integrated appliances comprise a Neff Slide&Hide oven, a Neff combination microwave with a warming drawer, and a Neff induction hob, as well as an extractor fan, a full-size fridge, a full-size freezer, and a dishwasher. Between the kitchen and the living room is a large, built-in under-stair cupboard for useful storage.

Space is provided for an eight-seater dining table



**High-quality and well-equipped
for budding chefs and home cooks**





THE BEDROOMS

The house accommodates four well-proportioned double bedrooms, with two located on the lower-ground level and the remaining two on the first floor, all continuing the understated, yet stylish décor of the preceding accommodation. The lower-ground level bedrooms feature engineered oak flooring and offer flexibility for use, with potential for one to be used as a home office if desired – perfect for those requiring a quiet space to work or study from home.

A sky-lit landing with two display recesses featuring colour-changing, remote-controlled LED lighting



An engineered oak staircase leads to a sky-lit landing (with built-in storage) on the first floor, via a split level with two display recesses featuring colour-changing, remote-controlled LED lighting. Both bedrooms on this floor feature plush fitted carpets and charming window seats with incorporated hidden storage, as well as their own en-suite shower rooms.





THE WASHROOMS

As well as the en-suite shower rooms on the first floor, the house offers a family shower room on the lower-ground floor. All three shower rooms feature large enclosures with rainfall showerheads, wall-mounted basins, concealed-cistern WCs, large wall-mounted mirrors, and chrome towel warmers. The home is kept warm by an efficient LPG-fired heating system, with underfloor heating on the lower and raised ground levels.

Equal in terms of style, quality, and functionality



GARDENS & PARKING

Private outdoor space
and allocated parking



Externally, the house boasts a good-sized private garden, enviably south-facing and bathed in sunny natural light throughout the day, predominantly laid to lawn and featuring a patio for outdoor seating, as well as having access to a communal garden area. Private parking is provided by two allocated parking spaces, with visitors' parking also available.

Extras: Integrated kitchen appliances comprising a full-size fridge, a full-size freezer, a Neff Slide and Hide oven, a Neff combination microwave oven with a warming drawer, a Neff induction hob, and a dishwasher will be included in the sale.



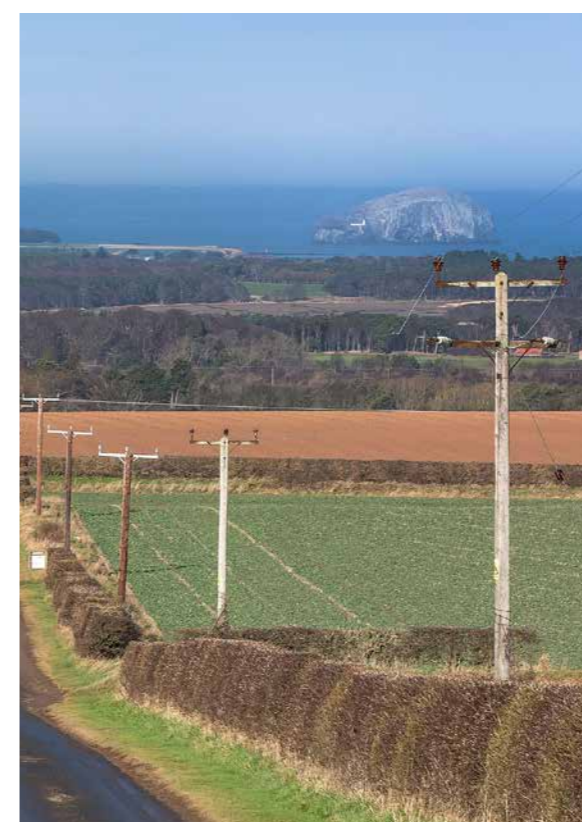



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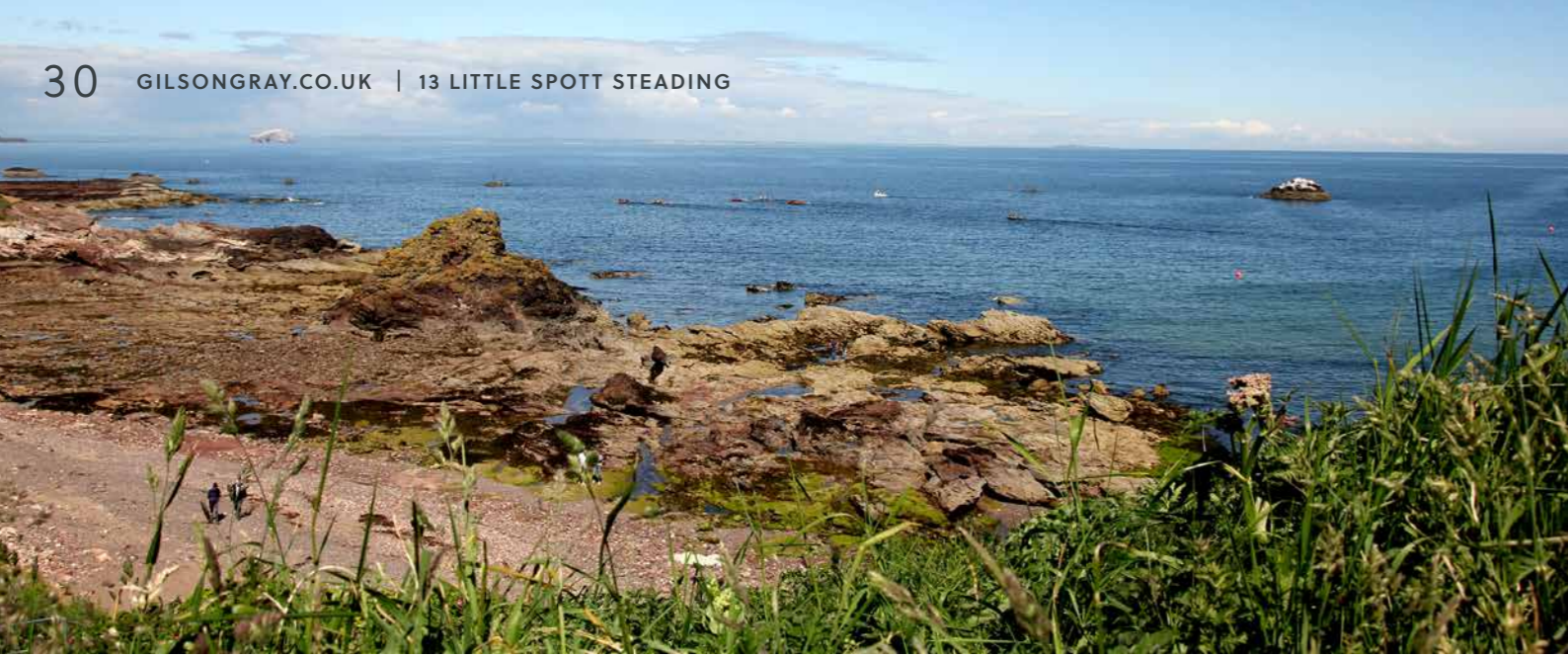
LITTLE SPOTT

Beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar

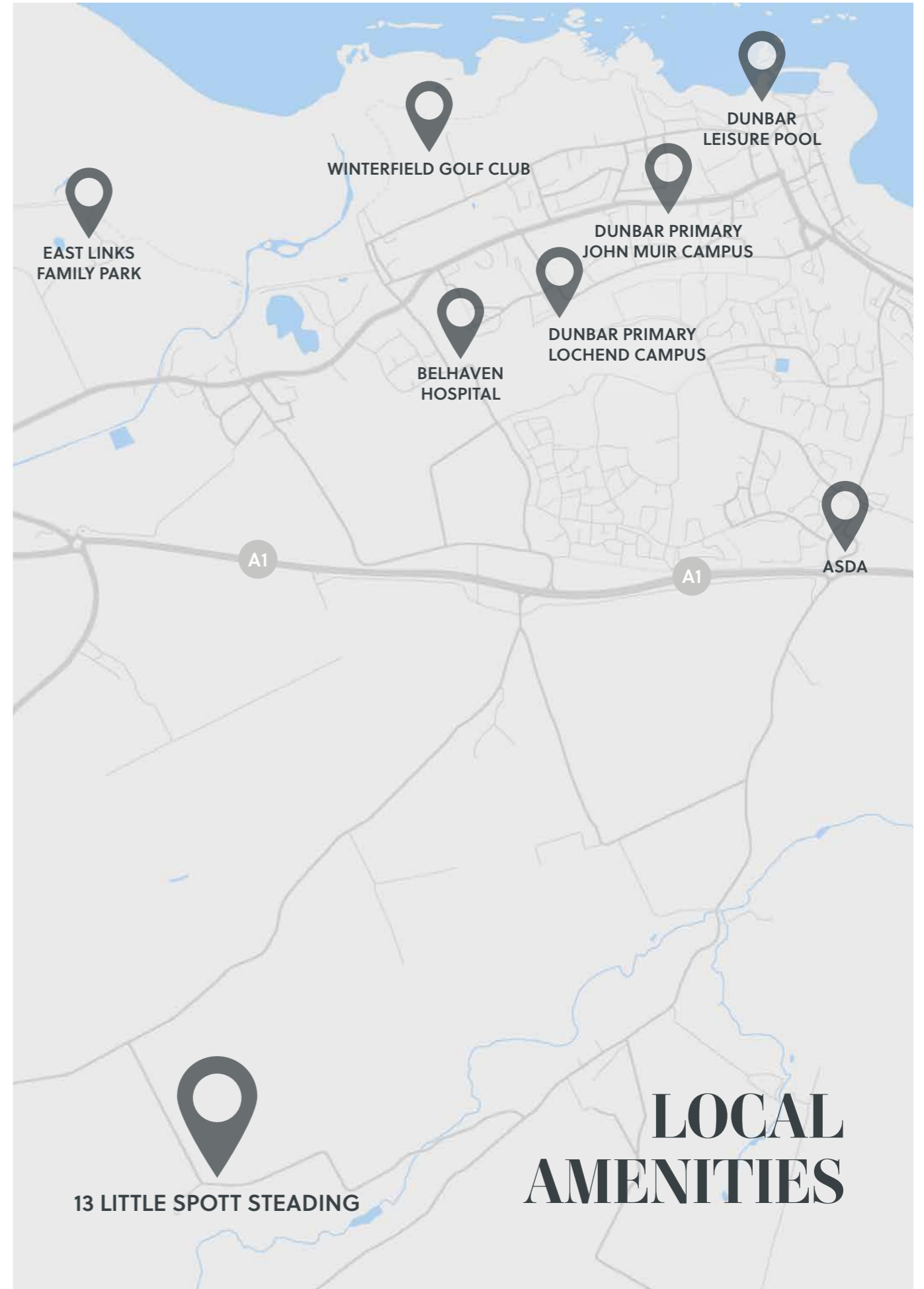
13 Little Spott Steading enjoys the best of both worlds: the peace and tranquillity of a rural setting, with beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar. Dunbar is just a few minutes' drive away from the property, as well as the A1, offering a major road link across the county and further afield, connecting to the M8/M9 motorway networks and allowing easy access to the capital. Dunbar is a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station (with a journey of just over 20 minutes taking you to Edinburgh or Berwick), and an old working harbour.



The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a major supermarket, a larger garden centre, and a fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Further high street stores and food outlets are due to be added to the outskirts of the town over the next few years. Dunbar's state-of-the-art Leisure Pool offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities.



The town also benefits from a children’s soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level – the two Dunbar Primary School campuses are an 8- and 10-minute drive from the property, with Dunbar Grammar School just 11 minutes away by car. The renowned Belhaven Hill independent school is just a 12-minute drive from the property.



LOCAL AMENITIES

13 LITTLE SPOTT STEADING



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