



15 Hunter Steading

INNERWICK, DUNBAR, EH42 1SR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled within a tranquil and sought-after steading, this immaculate three-bedroom semi-detached cottage on the outskirts of Dunbar offers a perfect blend of style and comfort.

A welcoming entrance vestibule and hallway, decorated in warm neutrals with elegant wooden flooring, set the tone for the tasteful interiors that unfold throughout the property. To the right, the spacious south-facing sitting room is bathed in natural light from twin windows, framing delightful views of the surrounding landscape. The hallway's flooring and soft-toned walls seamlessly continue, enhancing the room's appealing design. Adjoining the sitting room is an impressive contemporary kitchen, showcasing sleek, handleless gloss cream units with under-base lighting, smooth natural-hued worktops, and a metro-tiled splashback. High-spec integrated appliances, include an extractor hood, hob, and oven.

The home features three inviting double bedrooms, each offering a peaceful sanctuary, with one currently used as a formal dining room. The west-facing principal bedroom boasts an en-suite shower room, creating a peaceful retreat for relaxation. Completing the internal layout

is a generous bathroom, fitted with a washbasin, WC, bath with a wall-mounted shower, and a chrome towel radiator.

Externally, the low-maintenance west-facing front garden, adorned with decorative stones and paving, provides a serene spot to unwind and enjoy the tranquil surroundings. The property benefits from well-kept shared grounds and parking.

There is a factor fee of £118 per month to Simply Factors, which covers maintenance of the communal grounds, maintenance of septic tank, buildings insurance, annual roof check and gutter clean.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob, extractor hood, fridge freezer, washing machine and dishwasher will be included in the sale.



PROPERTY FEATURES

- Three-bedroom semi-detached cottage
- South-facing sitting room
- Contemporary kitchen
- Three double bedrooms (one with en-suite)
- Family bathroom
- Small west-facing front garden
- Shared landscaped grounds
- Residents' parking
- Double glazing
- LPG fired central heating
- EPC - D
- Council tax band - E
- Tenure - Freehold
- Annual Service Charge - approx. £1,400

INNERWICK/DUNBAR

Innerwick is a small village located 5-minutes from Dunbar. Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

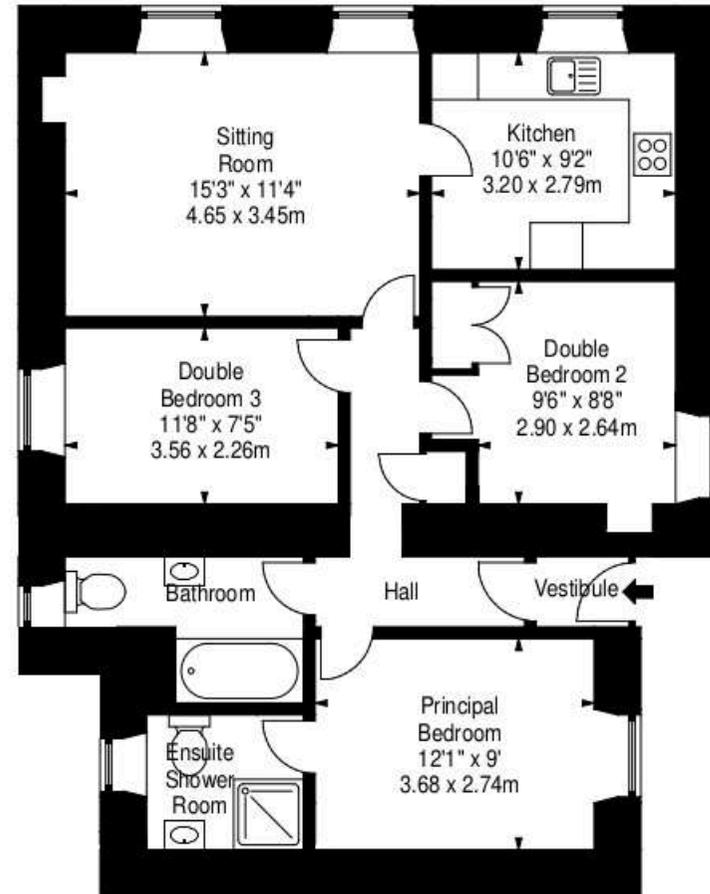
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Hunter Steading,
Dunbar,
East Lothian, EH42 1SR**



Approx. Gross Internal Area
820 Sq Ft - 76.18 Sq M
For identification only. Not to scale.
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Ground Floor

PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

