

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 9 Hunter Steading, Innerwick, Dunbar

EH42 1SR

**Offers Over £210,000**



Situated within a charming and sought-after steading development between the village of Innerwick and the coastal town of Dunbar, this is a lovely cottage style property in a beautiful location, surrounded by stunning open countryside. Presented in immaculate order, the property boasts a vestibule, hall, lounge, fitted kitchen, three bedrooms and bathroom. The property would be ideal as a quiet retreat for city professionals or those looking to downsize, with all the accommodation on one level. Externally there are shared courtyard gardens and a residents car park with allocated parking space. Viewing of this property is an absolute must to fully appreciate.



# 9 Hunter Steading, Innerwick, Dunbar

EH42 1SR

Offers Over £210,000

Vestibule  
Hall  
Lounge  
Kitchen  
Three Bedrooms  
Bathroom

LPG Gas Central Heating  
Double Glazing

Communal Garden Grounds  
Residents Car Park



### Location

Innerwick is a tranquil village, set just off the A1 and offering easy access both north and south bound. The historic seaside town of Dunbar is around five miles from the property. Surrounded by stunning scenery, Dunbar is a popular town with a great sense of community. It has a bustling high street which has an excellent selection of independent shops, restaurants, boutiques and galleries and a large supermarket on the outskirts. There are excellent schools in the area, including several private schools. The area is ideal for outdoor enthusiasts with excellent golf courses, surfing and water sports along the picturesque coastline to relaxed strolls or invigorating hikes along the John Muir Way. Innerwick is served by excellent local bus routes, while the station in Dunbar provides fast and frequent rail links to Edinburgh, Berwick, and beyond.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Septic tank, LPG gas, water and electricity. LPG gas central heating, double glazing.

### EPC

D

### Council Tax Band

D

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Factor Charge

There is a monthly factoring charge of £104.18 which covers maintenance of the grounds, parking, septic tank cleaning and de-sludging, annual roof inspection and gutter cleaning, communal electricity, buildings insurance, and management fee.



Interested in this property?  
**Call 01573 400399**

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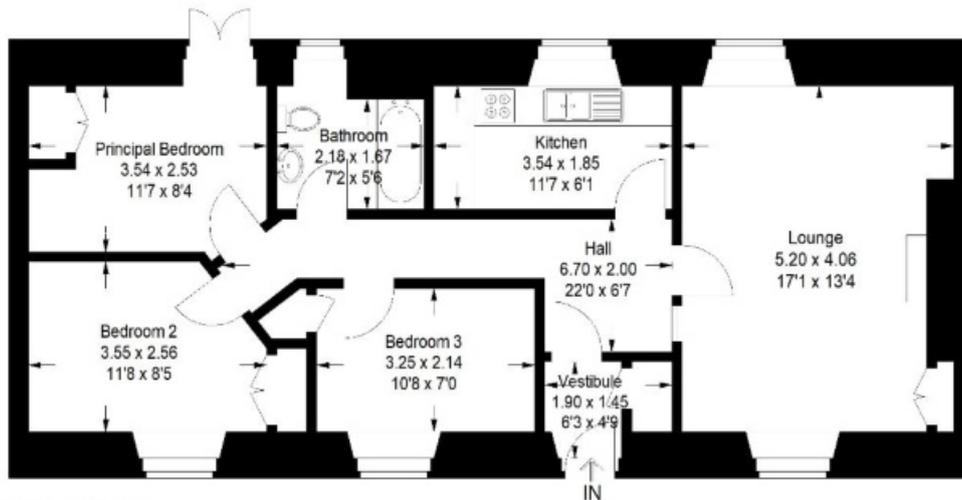
Opening Hours:  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**9 Hunter Steading, Innerwick, Dunbar, EH42 1SR**

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1069994)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.