

COULTERS[©]

JOINERS YARD, STENTON

DUNBAR, EAST LoTHIAN, EH42 1TE

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

A beautifully bright and spacious detached three to four bedroom bungalow, quietly nestled in the desirable village of Stenton. This versatile family home offers flexible living accommodation, ideally located within easy reach of local amenities, the stunning East Lothian coastline, and excellent commuter access via the A1.

Set on a generous plot, the property features a large gated driveway, two garages, a shed, private gardens, and a substantial rear allotment.



KEY FEATURES



Detached bungalow



Four double bedrooms, one with ensuite



Private garden and large allotment



Gated driveway for multiple cars and garages



Idyllic countryside setting



Solar Panels



EPC Rating - C



Council Tax Band - G



The accommodation comprises a welcoming open entrance hallway, a comfortable sitting room with a wood-burning stove and sliding doors leading to the patio garden, and an open-plan kitchen/dining room complete with an oil-fired range cooker, additional induction hob, ample storage, and a separate utility room with direct garden access. The principal bedroom includes fitted wardrobes and an en-suite shower room, while two further double bedrooms also offer built-in storage, and a modern family bathroom completes the accommodation on this level.

Upstairs, a spacious landing provides a flexible area. There is a useful walk-in airing cupboard, additional loft storage, and a generous sitting/family room with stunning open views, perfect as a second living area or a fourth bedroom. Additional features include: Solar Panels





THE LOCAL AREA

Nestled in the heart of East Lothian's stunning countryside, the village of Stenton is surrounded by open farmland, offering beautiful views and plenty of scenic walking routes. The village itself is full of charm, with a friendly, close-knit community and a peaceful atmosphere. Steeped in history that dates back to the 13th century, Stenton combines heritage with a strong sense of community.

The village benefits from a well-regarded primary school and a vibrant village hall, which serves as a hub for local events. There's also a spacious community playground and bowling club to enjoy.

Despite its tranquil setting, Stenton is well connected. The market town of Haddington lies just seven miles away, while Dunbar is a little over eight miles, both offering lively High Streets with a range of shops, local produce, supermarkets, cafés, restaurants, and essential services like banks, pharmacies, and hardware stores.

For outdoor enthusiasts, there are miles of coastline and sandy beaches to explore nearby, as well as the expansive John Muir Country Park, perfect for walking and cycling through protected woodlands. Indoor leisure options are also within easy reach, including independent gyms, Haddington's leisure centre, and Dunbar's modern Leisure Pool. Families are well catered for with excellent schooling options in both the public and private sectors.

Travel links are convenient too, Stenton is close to the A1 for quick access across East Lothian and into Edinburgh. The train station in nearby East Linton offers direct services to Edinburgh and Berwick in around 20 minutes, and local bus services also connect the village to surrounding areas.

EXTRAS

All integrated appliances, free standing white goods, fitted floor coverings, window coverings and the rotary wash line are included in the sale.

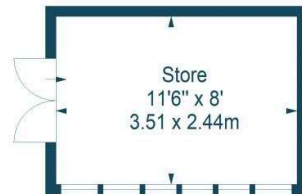
HOME REPORT VALUATION: £525,000



Joiners Yard,
Stenton,
Dunbar,
East Lothian, EH42 1TE



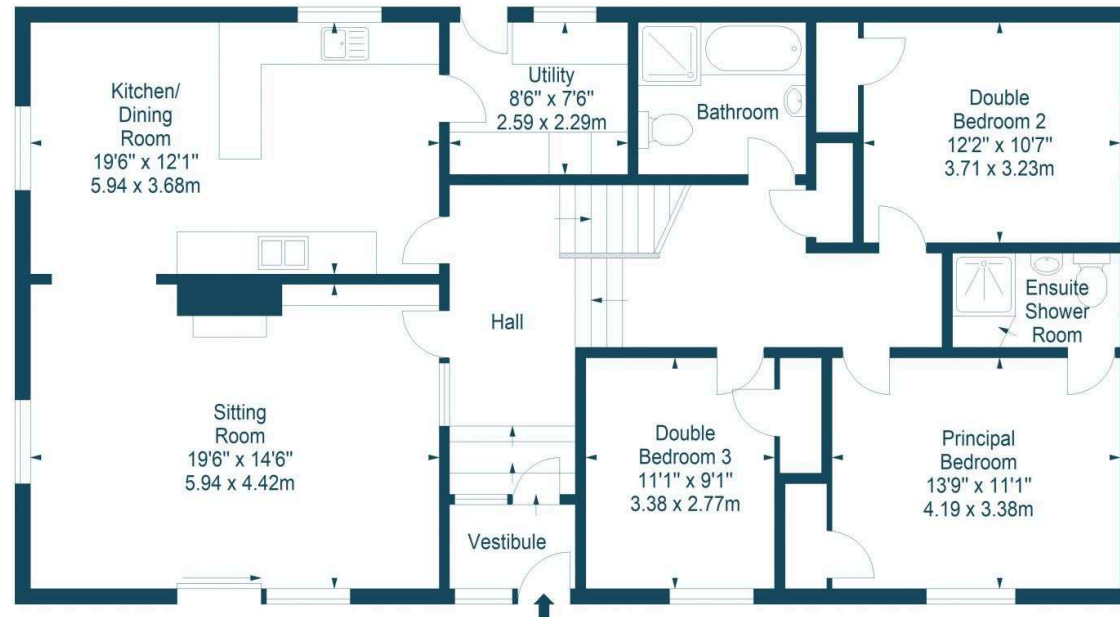
Approx. Gross Internal Area
1786 Sq Ft - 165.92 Sq M
Garages & Store
Approx. Gross Internal Area
391 Sq Ft - 36.32 Sq M
For identification only. Not to scale.
© SquareFoot 2025



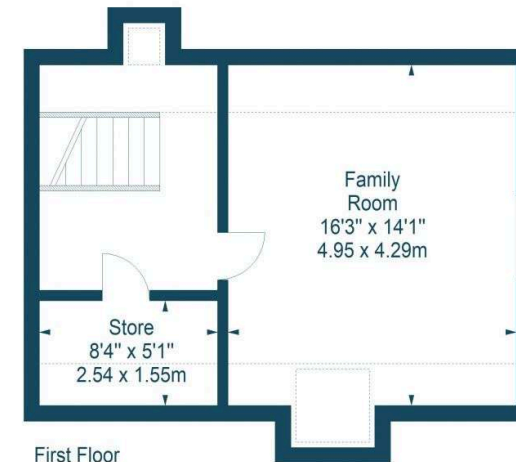
Ground Floor



Ground Floor



Ground Floor



First Floor

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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.