



The Shieling, Stenton Crossing

DUNBAR, EH42 1XJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled within a stunning rural setting in an outstanding Conservation Area this charming two-bedroom home occupies the site of a former level crossing and enjoys a peaceful position close to the historic village of Stenton, on the edge of East Linton, and just over six miles from Dunbar.

A gated patio area welcomes you to the property, leading into the entrance vestibule and hallway, which in turn opens into a bright south-facing sitting room. Featuring attractive wooden flooring and a soft, neutral colour palette, this inviting space provides the perfect place to relax and unwind.

The adjoining east-facing galley-style kitchen is fitted with wood-effect base units, complementary worktops, and an integrated hob, while still offering space for informal dining.

Both generously sized double bedrooms provide comfortable and tranquil retreats, with the west-facing principal bedroom benefiting from excellent natural light. The accommodation is completed by a stylish shower room.





Externally, the property continues to impress with a private patio and idyllic east-facing gardens. Spacious and well maintained, the mature lawn is complemented by established flowering plants, shrubs, ornamental hedging, and mature trees, creating a wonderfully private and picturesque outdoor space. There is a large vegetable patch at the end of the garden.

A large garden store provides excellent additional storage, or as a workshop.

Off-street parking can be found to the front of the property.

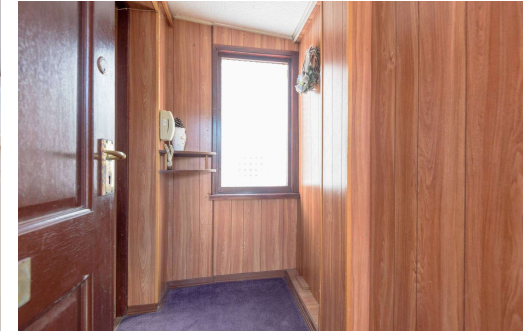


FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated electric hob, free-standing fridge-freezer, and washing machine will be included in the sale.

All three sheds in the rear garden will also be included.

The living room stove and other items of furniture may be available by separate negotiation.



PROPERTY FEATURES

- Two-bedroom cottage
- Bright and spacious south-facing sitting room
- East-facing galley-style kitchen
- Two double bedrooms
- Shower room
- East-facing rear garden, and a spacious patio
- Vegetable patch and large garden store
- Double glazing
- LPG - Combi boiler
- Off-street parking
- EPC - F
- Council tax band - D
- Tenure - Freehold

EAST LINTON AND DUNBAR

Stenton Crossing is a peaceful rural setting close to the historic village of Stenton famous for its mauve-tinted sandstone cottages, orange pantile roofs, and Outstanding Conservation Area status and just a short drive from East Linton, and from the coastal town of Dunbar. Surrounded by open farmland and rolling countryside, the area offers a wonderfully tranquil lifestyle while remaining within easy reach of excellent local amenities, transport links, and the beautiful East Lothian coastline.

East Linton, a mere two-minute drive away, is a picturesque East Lothian village. With its charming square, attractive architecture, and wide leafy streets it is bursting with character. There is an excellent selection of local shops including an award-winning butcher, The Mart Farm Shop which has a Post Office and café, the artisan Bostock Bakery and Patisserie and two family-friendly pubs.

Six miles away in Dunbar, a picturesque, friendly, and historic coastal town. The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, 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. Dunbar also offers 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 nearby, including East Linton Primary School, Dunbar Primary School and Dunbar Grammar. Additionally, private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Both East Linton and Dunbar have train stations providing swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car. Near the property entrance, bus stops for the X7 and 120 bus services enhancing commuting options.

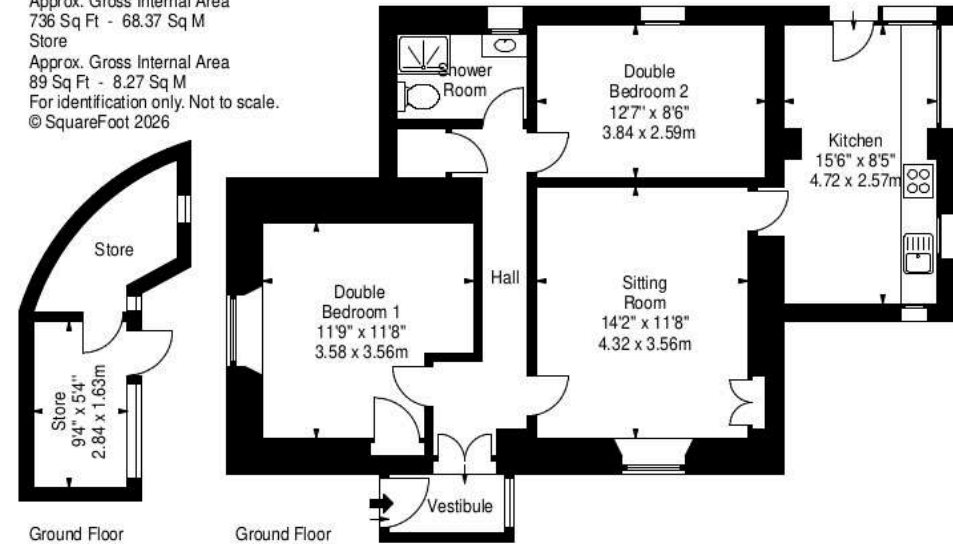




**The Shieling,
Stenton Crossing,
Dunbar,
East Lothian, EH42 1XJ**



Approx. Gross Internal Area
736 Sq Ft - 68.37 Sq M
Store
Approx. Gross Internal Area
89 Sq Ft - 8.27 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

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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.
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