



1 Daniel's Brae, Little Spott Cottages

DUNBAR, EH42 1RH

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Set in a tranquil rural location amidst the stunning surroundings of Brock Wood Nature Reserve and within easy reach of Spott and Dunbar, this rarely available detached two-bedroom home presents an opportunity for renovation and modernisation.

An entrance vestibule leads into a bright dual-aspect sitting room. Featuring a solid-fuel-burning stove, this generously proportioned space enjoys views to both the front and rear, creating a light-filled and atmosphere. Adjacent to the sitting room, the kitchen overlooks and provides access to the rear garden. It is fitted with cream-coloured cabinetry, ample worktop space, and a stainless-steel range cooker. Additional built-in storage cupboards offer practicality, while a sliding door opens seamlessly into a versatile dining room, ideal for family meals or entertaining.

The accommodation includes two spacious south-east-facing double bedrooms, both benefiting from built-in storage. These rooms are served by a bathroom which now offers scope for upgrading. A lower-ground cellar provides excellent additional storage space.

Externally, the enclosed rear garden enjoys a picturesque woodland backdrop and features a mature lawn, established trees, hedging, and an array of flowering plants, creating a peaceful and private outdoor retreat. To the front, a south-east-facing garden is screened by mature hedging. A driveway and detached garage complete the property, providing convenient off-street parking.

Additional Information: Due to the property's non-standard construction, mortgage lending may be restricted or unavailable. Cash buyers are therefore invited to enquire.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and stainless-steel range cooker will be included in the sale.





PROPERTY FEATURES

- Two-bedroom detached home
- Spacious dual-aspect sitting room
- Kitchen with rear garden access
- Versatile dining room
- Family bathroom
- Front and rear gardens
- Large cellar
- Detached garage and driveway
- Double glazing
- Gas central heating
- Private drainage via septic tank
- EPC - E
- Council tax band - C
- Tenure - Freehold

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, 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.

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.

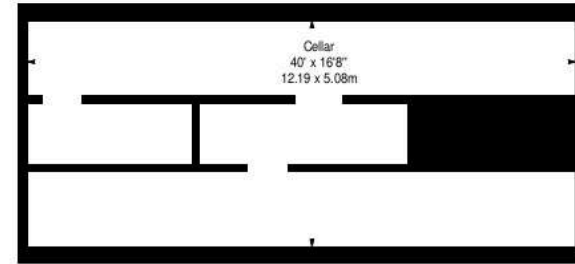
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



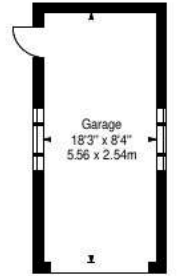
**Daniels Brae,
Dunbar,
East Lothian, EH42 1RH**



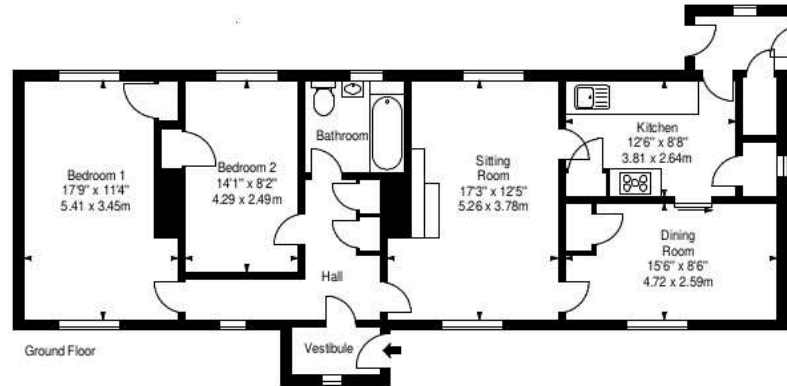
Approx. Gross Internal Area
1021 Sq Ft - 94.85 Sq M
Cellar
Approx. Gross Internal Area
593 Sq Ft - 55.09 Sq M
Garage
Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Lower Ground Floor



Garage
18'3" x 8'4"
5.56 x 2.54m



Ground Floor

PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com



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.

