



6 Hunter Steading
INNERWICK, EH42 1SR

Property
PARIS STEELE
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PROPERTY DESCRIPTION

Set within a peaceful and picturesque steading, this well-presented three-bedroom end-terrace home near Dunbar offers an enviable lifestyle.

The welcoming entrance hallway features attractive wood-effect flooring and a calm, neutral colour palette. From here, stairs lead to a bright sitting and dining room. Generously proportioned and dual-aspect, the room comfortably accommodates a range of furniture layouts, making it an inviting area for relaxing and entertaining. Also on the first floor, is a thoughtfully designed shaker-style kitchen. Compact yet functional, it is fitted with sage green wall and floor units, wood-effect worktops, and a mosaic-tiled splashback. Integrated appliances include a gas hob, extractor hood, and oven.

Returning to the ground floor, there are three versatile and comfortable double bedrooms, one of which is currently used as a home office. The principal bedroom benefits from built-in

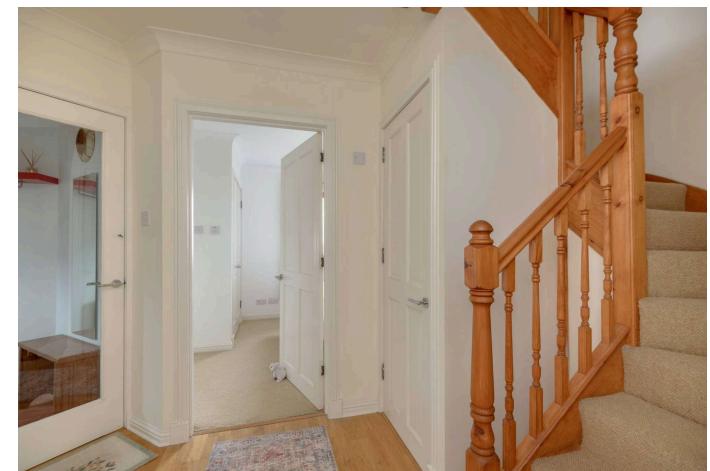
wardrobes and a contemporary en-suite shower room. A well-appointed family bathroom completes the accommodation, featuring a bath with wall-mounted shower, WC, and washbasin.

Externally, the property enjoys access to shared landscaped grounds with a charming coastal outlook, along with allocated residents' parking. In addition, the home boasts a private and tranquil courtyard seating area, ideal for outdoor relaxation.

The property is factored by Simply Factors, Edinburgh. Approx. £100 per month. This covers communal grounds maintenance, septic tank servicing, annual roof maintenance, common buildings insurance, communal electricity and management fee.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/blinds, integrated oven, gas hob, extractor, fridge-freezer, dishwasher and washing machine will be included. Also, the fitted shelves in the study.





PROPERTY FEATURES

- Three-bedroom end-terrace cottage
- Spacious dual-aspect sitting and dining room
- Modern kitchen
- Three double bedrooms (one with en-suite)
- Family bathroom
- Private courtyard
- Allocated residents' parking
- Double glazing
- LPG heating
- EPC - E
- Council tax band - E
- Tenure - Freehold
- Factor fees - Approx. £100 per month

INNERWICK

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.



PARIS STEELE

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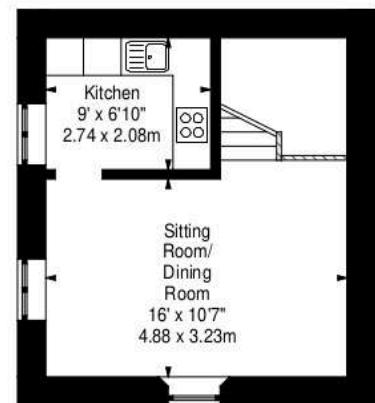
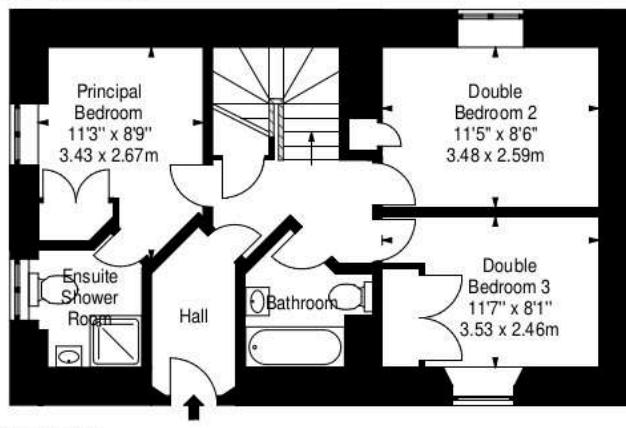
Please Note:

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.

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



Approx. Gross Internal Area
802 Sq Ft - 74.51 Sq M
For identification only. Not to scale.
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