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5 LITTLE SPOTT STEADING

DUNBAR, EAST LOTHIAN, EH42 1XY

2 BED | 3 BATH | 2 PUBLIC







TAKE A LOOK INSIDE

Situated in an idyllic countryside setting on the outskirts of Dunbar, 5 Little Spott Steading is a stylish two-bedroom terraced house forming part of an attractive stone-built steading development, enjoying panoramic views across the surrounding countryside towards Fife.

Recently upgraded, the property offers contemporary living with outstanding energy efficiency, reflected in its impressive EPC rating of A. Further benefits include solar panels, an air source heat pump and an electric vehicle charging point.

Externally, there are delightful private gardens to the front and rear, providing space to relax and enjoy the peaceful surroundings, while the ample parking and large external store offer useful additional space.

KEY FEATURES

- Stylish terraced house forming part of a charming steading
- Two double bedrooms, both with en-suite bathrooms
- Delightful private garden grounds to the front and rear
- Ample private parking and large external store
- Idyllic countryside setting with stunning panoramic views across
- Beautifully presented, generously proportioned contemporary
- EPC Rating - A
- Council Tax Band - F







The beautifully presented and generously proportioned accommodation comprises an entrance hall with useful under-stair storage, a bright dual-aspect sitting room featuring a wood-burning stove, a spacious kitchen/dining room fitted with an excellent range of units and integrated appliances, and a modern shower room.

A wooden staircase leads to the first-floor landing, giving access to two well-proportioned double bedrooms, both benefiting from built-in wardrobes and en-suite bathrooms.







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THE LOCAL AREA

While in a lovely secluded rural position, the cottage is located within easy reach of the picturesque, historic coastal town of Dunbar, which is surrounded by stunning countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car and bus.

East Lothian is renowned for its exceptional golfing, with an array of prestigious courses including Muirfield, Luffness New Golf Club, Archerfield Links and Gullane Golf Club. The area also caters for a wide range of outdoor pursuits, from walking in the Lammermuir Hills, cycling and horse riding to sailing and surfing along the county's stunning coastline.

EXTRAS

The fitted floor coverings, carpets, blinds in double bedroom 1, light fittings, induction range cooker, fridge/freezer, dishwasher, Quooker boiling tap, washer dryer, integrated speakers, Home Assistant intelligent automation (optimises solar, battery, heating and car charging), two wooden stores and recycling store are included in the sale price. The curtains, Philips Hue colour ambience light bulbs, microwave, additional freezer and Sonos amp are available by separate negotiation.

There is a Residents' Association, the annual charge is £50.

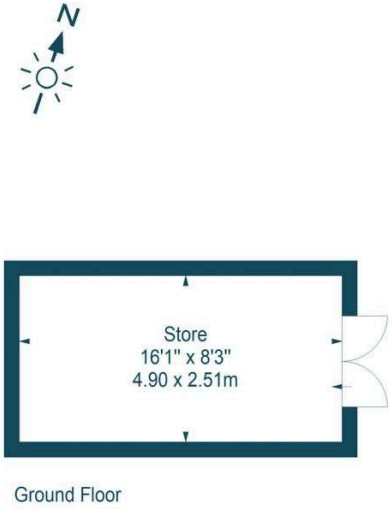
HOME REPORT VALUATION: £450,000


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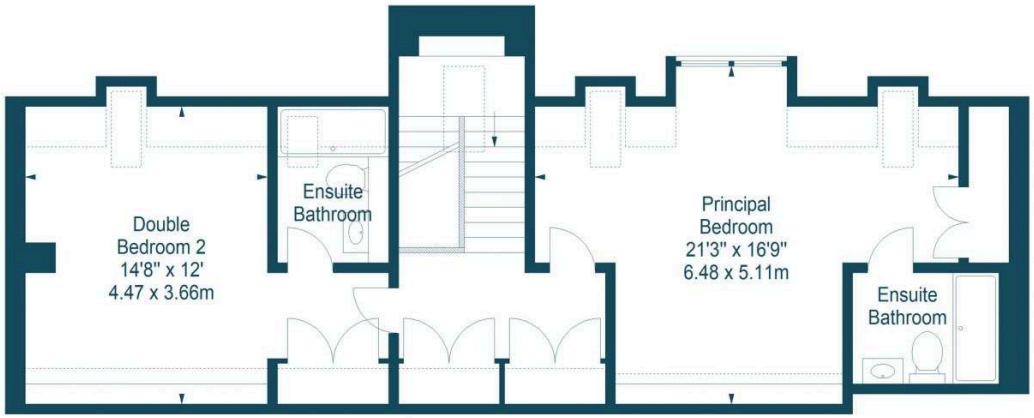
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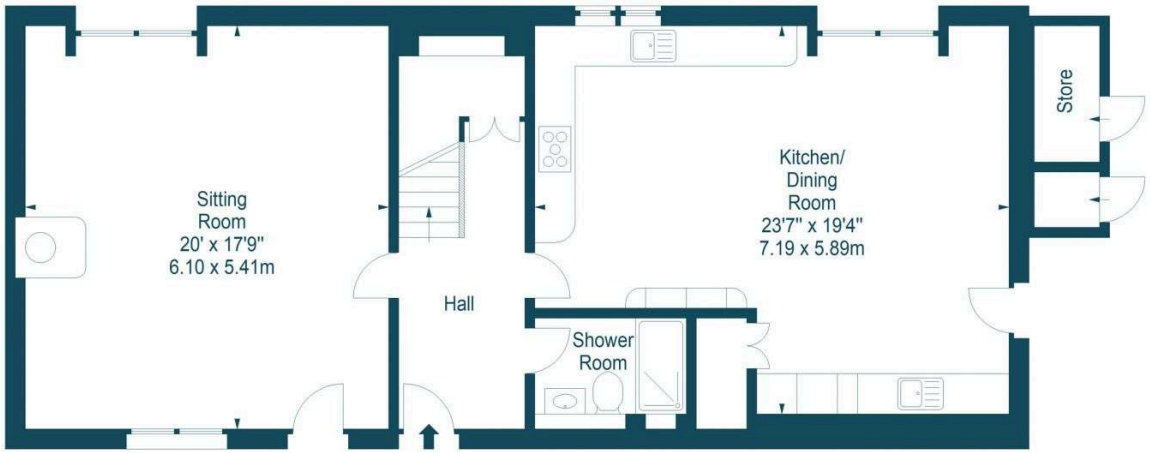
Approx. Gross Internal Area
1698 Sq Ft - 157.74 Sq M
Stores
Approx. Gross Internal Area
165 Sq Ft - 15.33 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Ground 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.