

COULTERS[©]



MONREITH STENTON

STENTON, EAST LoTHIAN, EH42 1TE

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Nestled in the heart of the peaceful and highly sought after village of Stenton, Monreith is a beautifully presented five bedroom end-terraced home ideally positioned within easy reach of nearby East Linton and Dunbar, with excellent transport links to Edinburgh, Berwick and the stunning East Lothian coastline.

Thoughtfully remodelled and upgraded, the property now offers stylish and contemporary family living with the added benefit of a delightful, well established private rear garden incorporating a versatile garden room, together with off-street parking and an EV charging point.

KEY FEATURES



Contemporary end-terraced family house



Five double bedrooms, one with ensuite and walk in wardrobe



Delightful south facing private garden with a versatile garden room



Off street parking with EVC point



Centrally located in the heart of the village



Beautifully presented, generously proportioned accommodation



EPC Rating - D



Council Tax Band - G





The generously proportioned accommodation is arranged over three levels and includes a bright and spacious open plan sitting room, dining area and family room, centred around a wood burning stove and featuring bi-fold doors opening directly onto a paved terrace, creating an ideal space for both everyday family life and entertaining. The charming kitchen/breakfast room is fitted with bespoke cabinetry, a substantial island unit and integrated appliances.

The accommodation further comprises a superb principal bedroom with a walk-in wardrobe and stylish ensuite shower room, three further double bedrooms all benefiting from built-in storage, and a fifth double bedroom/snug. Two bathrooms and a practical utility room complete the accommodation.

The property is fitted with double glazing and benefits from an efficient biomass central heating system.





THE LOCAL AREA

Located 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 eight miles away, while Dunbar is a little over six 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 fitted carpets, fitted floor coverings, curtains, blinds and light fittings throughout are included in the sale price together with the hob, oven, dishwasher, freezer, shed and garden room. The fridge/freezer, washing machine and tumble dryer are available by separate negotiation.

HOME REPORT VALUATION: £600,000





Monreith,
Main Street,
Stenton,
Dunbar,
East Lothian, EH42 1TE




Approx. Gross Internal Area
2281 Sq Ft - 211.90 Sq M
Garden Room
Approx. Gross Internal Area
111 Sq Ft - 10.31 Sq M
For identification only. Not to scale.
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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.