

COULTERS[©]

FLORAL COTTAGE

STENTON, DUNBAR, EH42 1TE

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Floral Cottage is a charming detached cottage located in the heart of the picturesque village of Stenton, next to the village green. The cottage has been renovated to a high standard, including a new roof, a loft conversion to create two attic bedrooms, a new staircase and the conversion of the outhouse to create an integral shower room on the ground floor.

The beautifully presented accommodation is arranged over two floors and includes:

Ground floor: entrance hall, WC, sitting room with an open fire and door to modern shower room, dining room with wood burning stove leading to a well-equipped kitchen, which provides access to the rear courtyard and garden. There is also a small store room off the dining room.

First floor; two double bedrooms with open views over the village and countryside beyond.

KEY FEATURES



Charming 2 bedroom cottage



Renovated and extended to a high standard



Idyllic village location



Large enclosed rear garden



Off-street parking to front



Surrounded by stunning countryside



EPC Rating - E

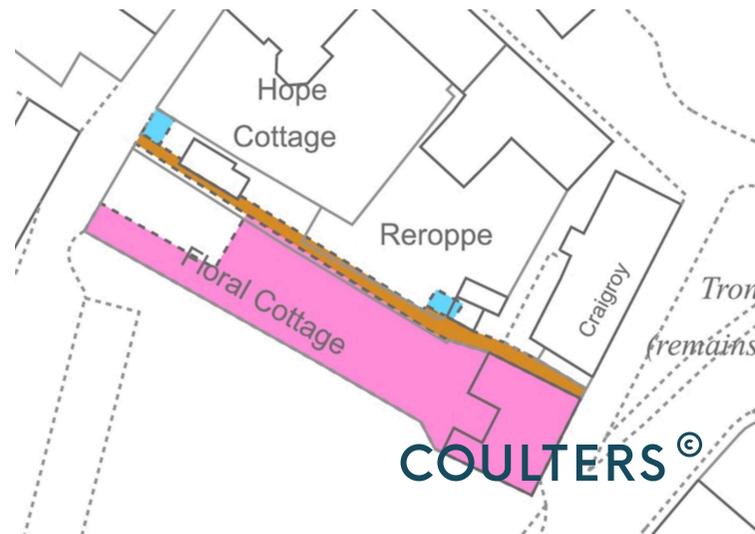


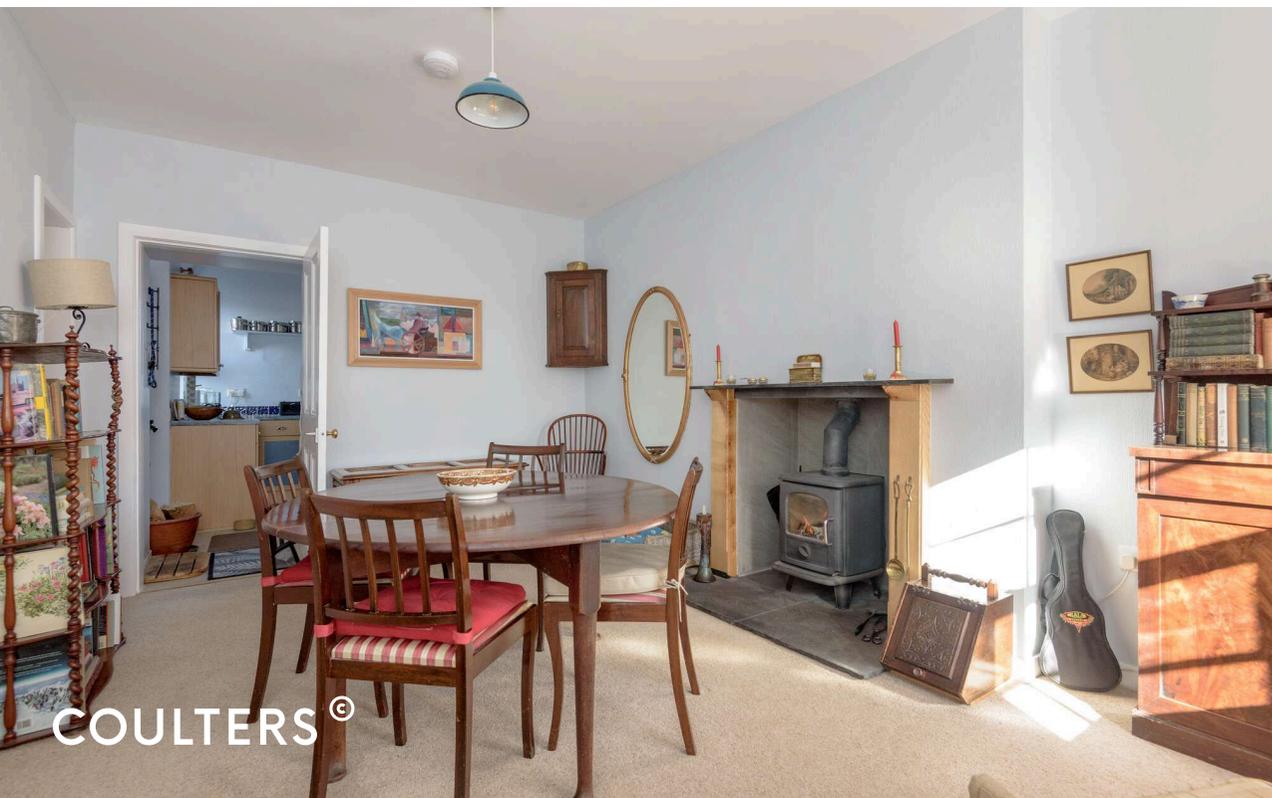
Council Tax Band - E



OUTSIDE

A real feature of the property is the wonderful garden to the rear with a courtyard and an area of lawn, well stocked borders and a path leading down to an orchard area at the rear of the garden. As per the title plan, the bottom area of the garden is split in to three segments, one belonging to Floral Cottage and the other two, to neighbouring properties. There is a shared path that leads from the side of the property to the rear garden. Floral Cottage is set back from the street with an off-street parking area to the front.





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THE LOCAL AREA

Nestled 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 seven miles away, while Dunbar is a little over eight 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.







THE LOCAL AREA

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 integrated appliances, free standing white goods, light fittings and fitted floor coverings are included in the sale.

CONSERVATION AREA

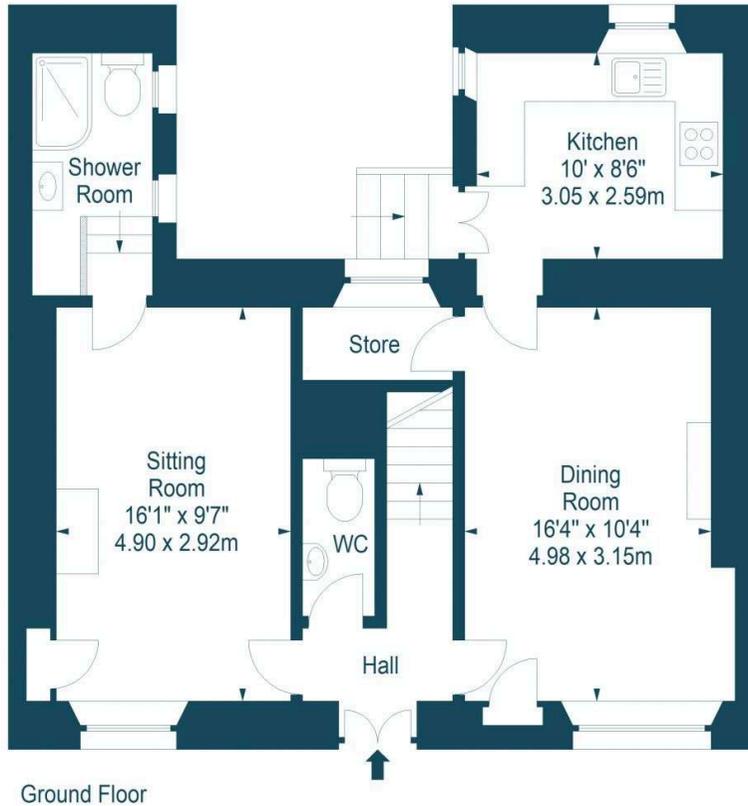
The property falls within the Stenton Conservation Area.



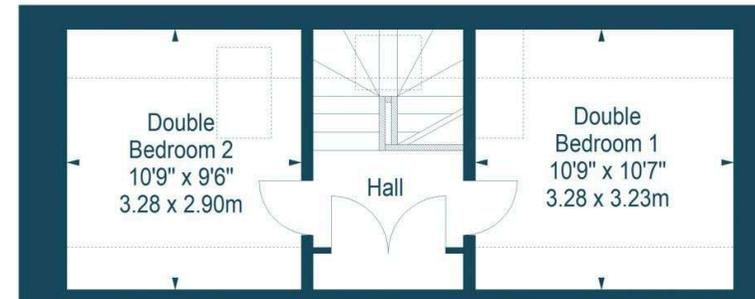
Floral Cottage,
Stenton,
Dunbar,
East Lothian, EH42 1TE



Approx. Gross Internal Area
918 Sq Ft - 85.28 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

GET IN TOUCH

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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.