

COULTERS[©]

OGLE LODGE

INNERWICK, DUNBAR, EAST LoTHIAN, EH42 1EQ

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Ogle Lodge is a spacious and beautifully-presented detached bungalow set in extensive grounds of approximately 2.17 acres in a stunning rural setting with open views to the Lammermuir Hills and the East Lothian coast. The property has been upgraded and reconfigured to a high standard to create a superb family home with a layout ideal for modern living with expansive windows flooding the house with natural light. The accommodation comprises:

Broad vestibule with built-in storage cupboards, reception hall with retractable glazed doors opening to the impressive, spacious sitting room with a wood burner, large sliding doors providing open views to the south over the garden and access to a conservatory. A further door leads to the superb kitchen/dining room with open views over farmland to the coast beyond. Off the kitchen is a useful and well-equipped utility room providing external access.

All the bedrooms have lovely open views, including the principal bedroom which benefits from a modern en-suite shower room. There are three further double bedrooms, all with built-in wardrobes, which are served by lovely modern bathroom.

KEY FEATURES



Stunning rural location with sea views



Substantial 4 bedroom detached bungalow



Upgraded to a high standard throughout



Beautiful grounds & woodland of approx 2.17 acres



Driveway, double garage and extensive parking



Close proximity to Dunbar and local amenities



EPC Rating - D



Council Tax Band - G



Outside

A real feature of the property is the beautiful garden and woodland area, which extends to approximately 2.17 acres. Ogle Lodge is approached by a long tarmac drive to a parking area where there is a large double garage. The main garden area is to the south of the house with sweeping lawns bordered by mature hedging and a variety of shrubs and trees. There is a newly created paved area with herbaceous borders, which can be accessed directly from the sitting room. To the rear is another area of lawn with a boundary fence and raised beds. There is an attractive strip of woodland with mature trees and a stream running through which runs adjacent to the lane.





MORE INFORMATION

Planning Permission

The current owners obtained planning permission for a kitchen extension, which is currently still valid (expires August 2026). Planning reference: East Lothian Council Planning Application No: 23/00679/P - Extension of kitchen and dining room - Granted Aug 2023

Water and Drainage

The property has mains water supply and private drainage to a septic tank.

Extras

All floor coverings, light fittings and integrated appliances are included in the sale.







THE LOCAL AREA

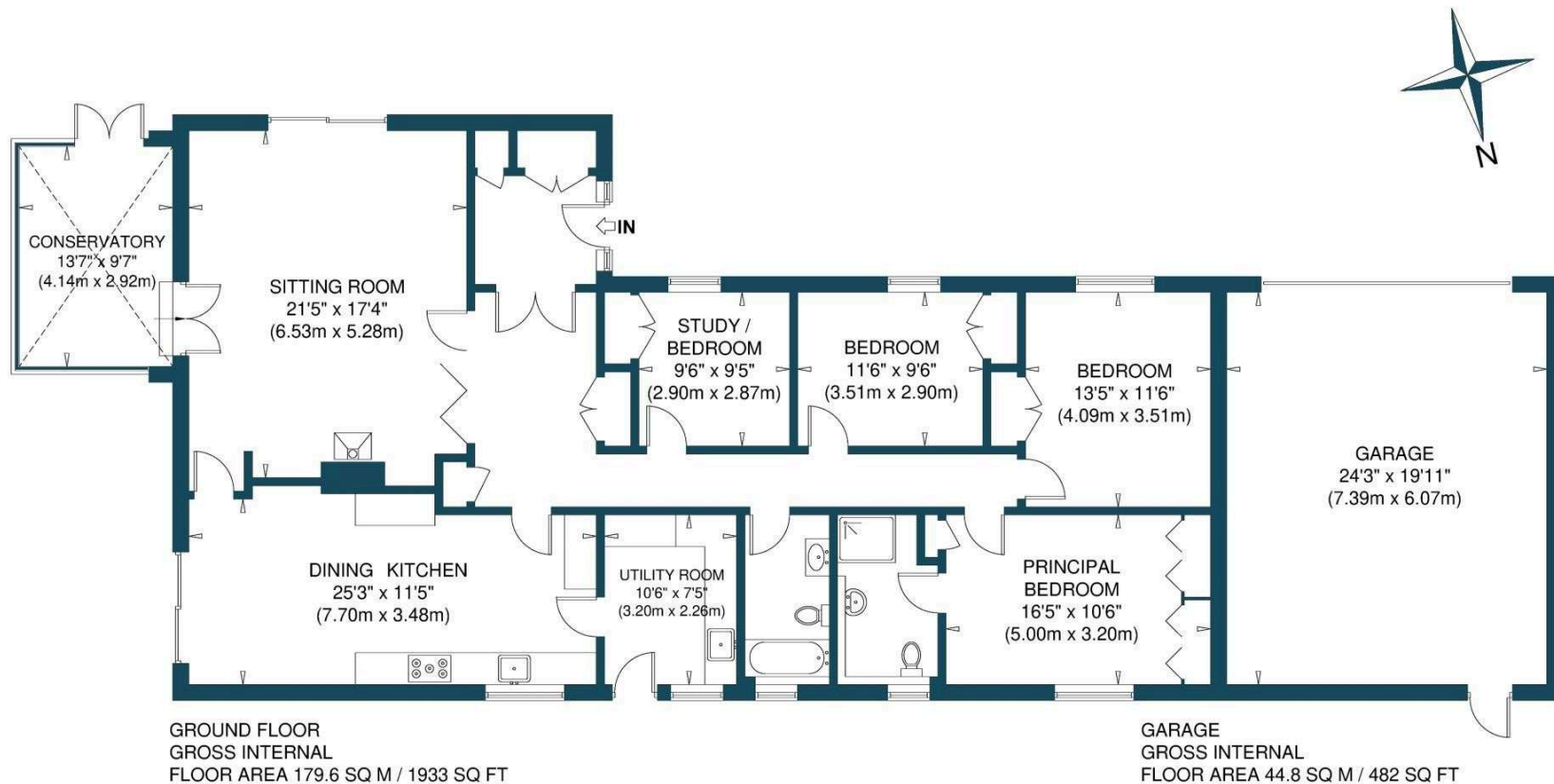
While in a lovely secluded rural position, Ogle Lodge is located within easy reach of the picturesque, historic coastal town of Dunbar, which is surrounded by stunning countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent 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.

HOME REPORT VALUATION: £625,000



OGLE LODGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 179.6 SQ M / 1933 SQ FT
GARAGE = 44.8 SQ M / 482 SQ FT
TOTAL = 224.4 SQ M / 2415 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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.