

COULTERS[©]

COULTERS

2A THORNTONLOCH HOLDINGS

INNERWICK, DUNBAR, EAST LoTHIAN, EH42 1QT

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Peacefully positioned in a picturesque rural setting near Innerwick, 2A Thorntonloch Holdings is a charming detached steading conversion offering a wonderful combination of generous proportions, versatile living space and attractive outdoor areas.



The property enjoys a tranquil countryside setting within easy reach of Innerwick, with a wider range of amenities available in nearby Dunbar, together with excellent transport links to Edinburgh and Berwick and easy access to the stunning East Lothian coastline.

KEY FEATURES



Charming detached steading conversion with additional



Beautiful garden grounds with a variety of seating areas



Idyllic countryside setting within easy reach of local amenities



EPC Rating - F



Four double bedrooms, two with en-suite



Ample driveway parking



Generously proportioned, versatile family accommodation



Council Tax Band - G





The bright and beautifully presented accommodation is thoughtfully arranged to provide excellent flexibility for modern family living. The welcoming sitting room features a wood burning stove, creating an attractive focal point, while large windows overlook the delightful courtyard garden. A spacious kitchen/dining room is fitted with an excellent range of units and a large island, with bi-fold doors opening onto the rear paved terrace and an additional door leading to a secluded riverside seating area to the side.



COULTERS®



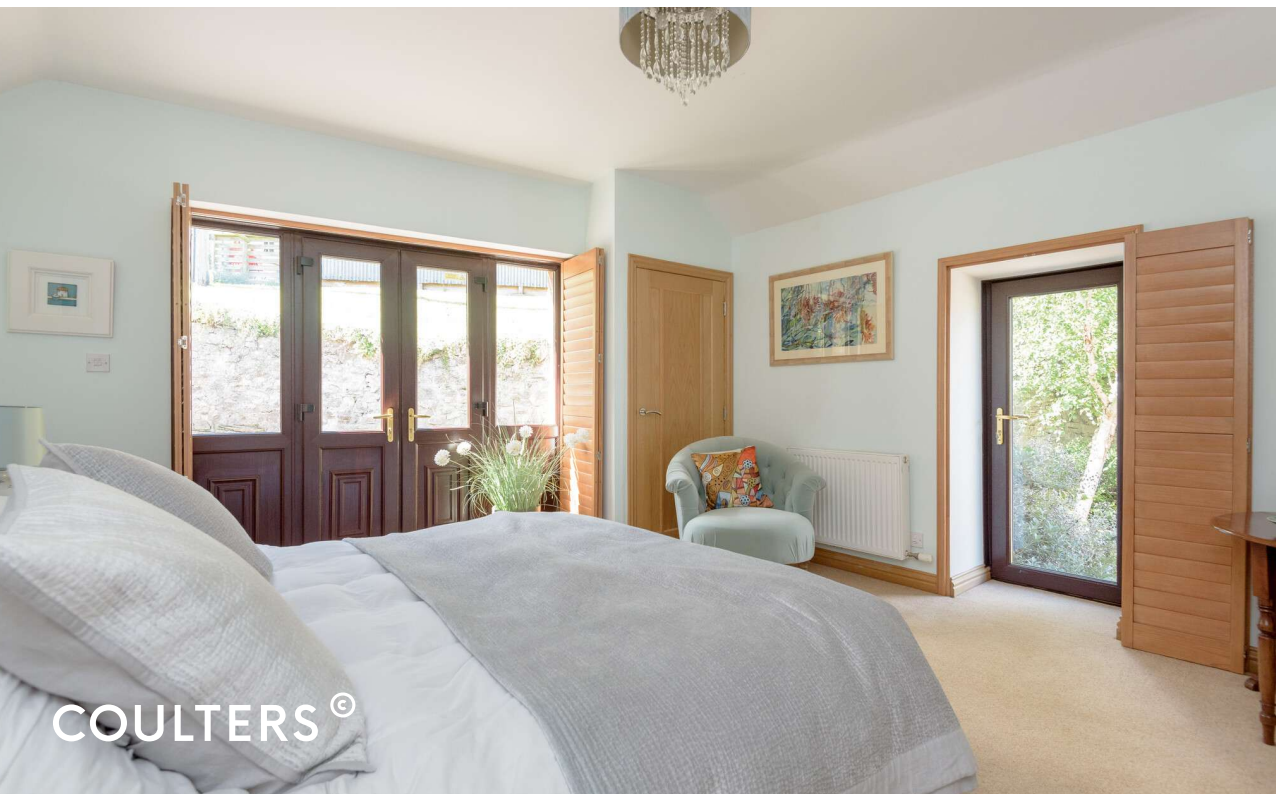
MORE INFORMATION

The principal bedroom benefits from a walk-in wardrobe and en-suite bathroom, with a second double bedroom also enjoying an en-suite shower room. There are two further double bedrooms, both with good storage, together with a family shower room, useful utility room and additional cloakroom WC.

The property is particularly well complemented by its beautiful landscaped garden grounds, which incorporate a variety of seating areas and provide numerous opportunities to relax and enjoy the peaceful surroundings.

There is ample driveway parking and a number of additional outbuildings, together with a wood store and studio, providing valuable space and offering a range of potential uses. Subject to the necessary consents and approval from the local authority, the outbuildings may also offer potential for future development or conversion.

The property is fitted with double glazing and benefits from LPG central heating.









THE LOCAL AREA

While in a lovely secluded rural position, Thorntonloch Holdings 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

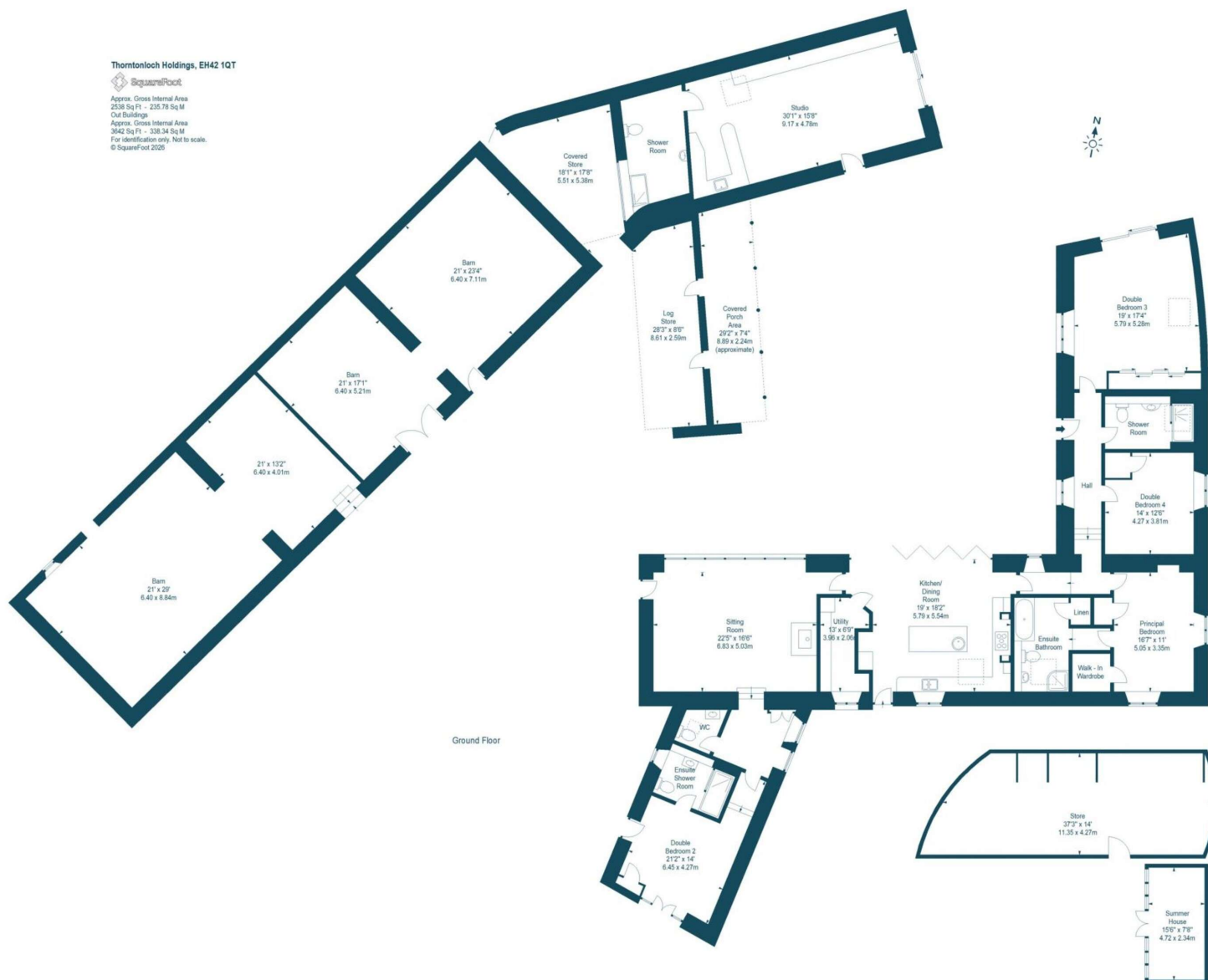
The fitted floor coverings, curtains, blinds, shutters, light fittings, range cooker with double oven, microwave, built in coffee machine, American style fridge/freezer, dishwasher, washing machine, tumble dryer and the summer house are included in the sale price.

HOME REPORT VALUATION: £775,000

Thorntonloch Holdings, EH42 1QT



Approx. Gross Internal Area
2538 Sq Ft - 235.78 Sq M
Out Buildings
Approx. Gross Internal Area
3642 Sq Ft - 338.34 Sq M
For identification only. Not to scale.
© SquareFoot 2020



GET IN TOUCH



www.coultersproperty.co.uk



01620 671837



enquiries@coultersproperty.co.uk

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.