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ROBIN HILL STENTON

STENTON, EAST LoTHIAN, EH42 1TE

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Robin Hill is a distinctive property occupying a generous setting within the picturesque village of Stenton, surrounded by open East Lothian countryside. The house offers flexible accommodation over two floors, with the principal living spaces enjoying good natural light and pleasant views. While the property would benefit from some updating, it provides an excellent foundation for a buyer looking to create a home tailored to their own style and requirements.

KEY FEATURES



A beautiful detached home complemented by exceptional and versatile workshop space.



Three large double bedrooms, one with an en-suite and separate study.



Generous, well-maintained garden.



Private driveway parking.



Highly versatile and large workshop space.



Bright, well proportioned accommodation.



EPC Rating - E



Council Tax Band - F





The entrance vestibule opens into a generous central hallway, from which the principal living accommodation and two bedrooms are accessed. The hallway gives access to the spacious sitting room, a useful study and two well-proportioned double bedrooms, with a family bathroom also conveniently positioned off the hall. The sitting room provides a particularly impressive main reception space, with ample room for comfortable seating and a pleasant connection through to the dining room.

The bright kitchen lies alongside the dining room and is fitted with a good range of units and integrated appliances, with a pleasant outlook towards the garden. A separate secondary entrance, accessed via the kitchen area, leads to the utility room and a useful WC.

The first floor provides a further generous double bedroom and bathroom.



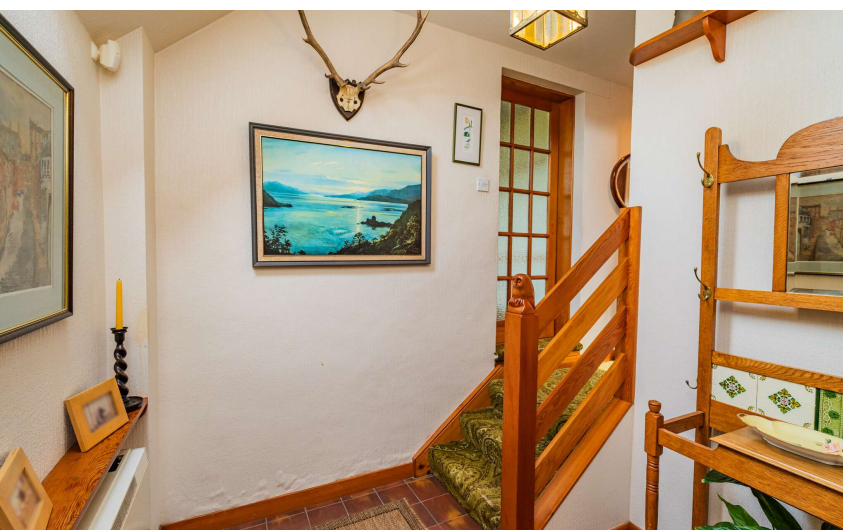


MORE INFORMATION

A particular highlight is the exceptionally large and versatile workshop with a three-phase electricity supply, complemented by a substantial mezzanine. Offering an impressive amount of space, it is ideal for a wide variety of hobbies, projects, storage or work-related uses.

The property sits within generous established gardens, with lawn, mature planting and attractive stone boundaries. The rear enjoys an open outlook across the surrounding countryside, while a private driveway provides off-street parking and there is also a garage.









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.

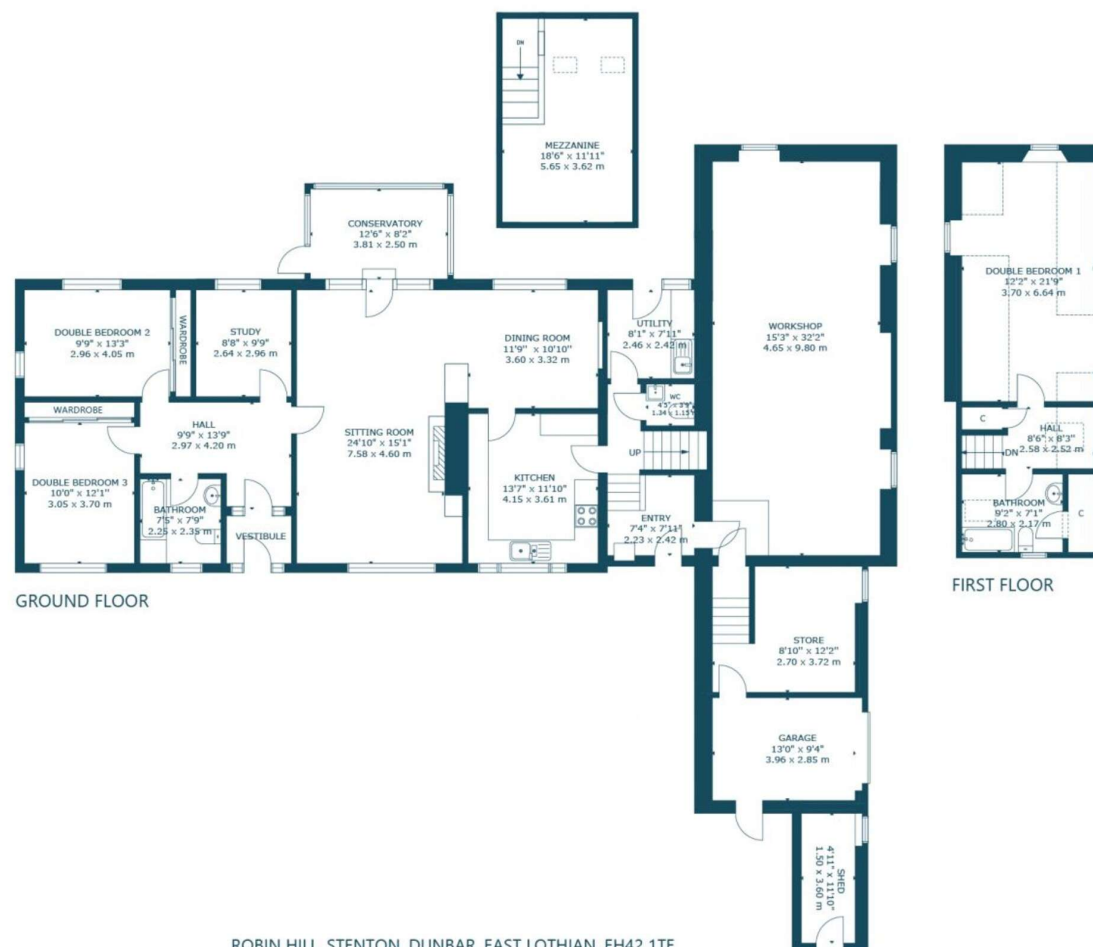
The village benefits from a well-regarded primary school and a vibrant village hall, which serves as a hub for local events. There's also a spacious community playground and bowling club to enjoy. Despite its tranquil setting, Stenton is well connected. The market town of Haddington lies just eight miles 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 floor coverings, carpets, blinds, light fittings, washing machine are included in the sales price. Some items of furniture are available by negotiation.





ROBIN HILL, STENTON, DUNBAR, EAST LoTHIAN, EH42 1TE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,830 SQ FT / 170 SQ M
GARAGE 117 SQ FT / 17 SQ M
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.