



3 The Doon Steading

SPOTT, EH42 1UX

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Wonderfully positioned amidst the picturesque East Lothian countryside and enjoying delightful coastal views from the first floor, this exceptional four-bedroom stead conversion offers an enviable blend of rural tranquillity and contemporary comfort. One of eight secluded houses accessed off a short private road.

A charming gated garden welcomes you to the front door, opening into a bright and airy hallway. To the left, an impressive sitting room forms the heart of the home, seamlessly connecting to the conservatory, dining room and breakfasting kitchen. Featuring handsome wooden flooring, a sophisticated colour palette and a stylish living-flame fireplace, this inviting space is designed for relaxing and entertaining.

French doors open into the conservatory, where idyllic garden views create a peaceful setting, while direct access to the garden allows for effortless indoor-outdoor living.

Returning to the sitting room, a further set of doors leads into an elegant yet comfortable dining room, perfectly suited to hosting family celebrations. The generously proportioned dual-aspect breakfasting kitchen is fitted with attractive wood-effect cabinetry, illuminated worktops, a tiled splashback and a striking black range cooker. With direct access to a sunny south-facing patio, it is an ideal space for family life.





Completing the ground floor is a bright and versatile south-facing double bedroom, currently arranged as a family room, together with a conveniently located guest WC.

On the first floor, the light-filled principal double bedroom is complemented by a sleek en-suite wet room, creating a peaceful and private retreat. Two additional double bedrooms on this floor share access to a modern family bathroom. Completing the floor is a study/single bedroom.

Externally the property boasts a gated front garden with a lawn, established borders and decking whilst at the side there is a useful garden shed and a variety of planters. Finally the south-facing patio also features a greenhouse. There is plentiful off-street parking available.



FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated extractor hood, freestanding range cooker, fridge freezer, dishwasher, washing machine and tumble dryer will be included in the sale. The large fitted bookshelf in bedroom 3 will also remain in-situ.



PROPERTY FEATURES

- ❑ Four-bedroom steading home
- ❑ Stylish sitting room
- ❑ Dual-aspect breakfasting kitchen
- ❑ Kitchen access to south-facing patio
- ❑ Elegant yet comfortable south-facing dining room
- ❑ Conservatory opening to the front garden
- ❑ Four double bedrooms, one with en-suite wet room
- ❑ Family bathroom and guest WC
- ❑ Private gardens and south-facing patio
- ❑ Off-street parking
- ❑ Double glazing
- ❑ LPG central heating
- ❑ EPC - D
- ❑ Council tax band - G

DUNBAR

The small and welcoming village of Spott lies two miles from Dunbar, a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. The Belhaven Surf Centre and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.





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PARIS STEELE Property

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Spot,
Dunbar,
East Lothian, EH42 1UX

SquareFoot

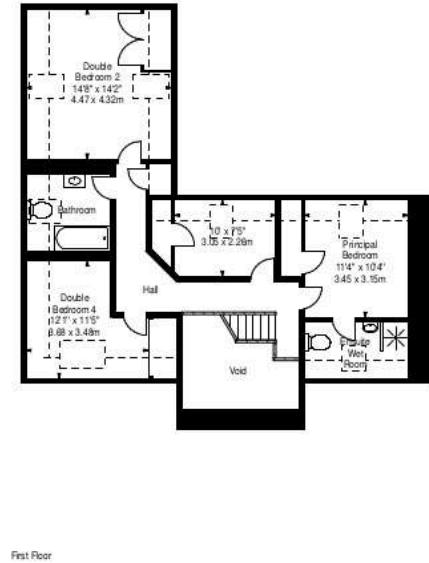
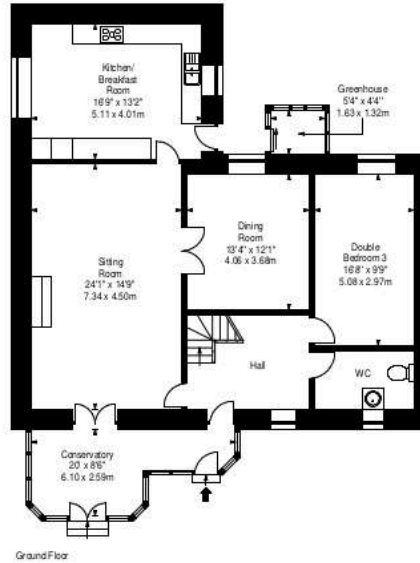
Approx. Gross Internal Area:
2204 Sq Ft - 204.75 Sq M

Greenhouse

Approx. Gross Internal Area:
22 Sq Ft - 2.04 Sq M

For identification only. Not to scale.

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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