



2 St. John Street

SPOTT, EH42 1UU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled behind a manicured hedge and occupying a generous corner plot, this attractive three-bedroom bungalow in the peaceful village of Spott is sure to appeal to a wide range of buyers.

Approached via a gated south-west-facing entrance, a pathway leads around the side of the property, skirting the garden, to a welcoming vestibule and hallway. Straight ahead, the bright and generously proportioned south-west-facing sitting room provides an inviting space in which to relax. Twin windows, wood-effect flooring and a solid fuel stove combine to create a warm and comfortable atmosphere. Conveniently adjoining the sitting room and with direct access to the garden, the dining kitchen features shaker-style wall and floor units, quartz-effect worktops and a tiled splashback. Integrated Hotpoint appliances include an eye-level grill and oven, hob and extractor hood.

Returning to the hallway, there are three well-presented double bedrooms, each benefiting from plentiful natural light, built-in storage and an attractive décor. Completing the accommodation is a family bathroom fitted with a WC, washbasin and bath with a wall-mounted shower.

Outside, the enclosed wraparound garden provides a peaceful and private retreat, combining areas of lawn with decorative stone, paved sections, raised beds and a driveway. An outbuilding to the rear contains a garden store and coal store attached to a neighbouring outbuilding. There is also a timber workshop which provides excellent storage and practical outdoor space.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated eye-level grill and oven, hob and extractor hood will be included in the sale.





PROPERTY FEATURES

- Three bedroom bungalow
- South-west-facing sitting room
- Dining kitchen with garden access
- Three double bedrooms
- Family bathroom
- Enclosed gardens
- Driveway
- Double glazing
- Solid fuel central heating
- EPC - E
- Council tax band - C
- Tenure - Freehold
- Conservation Area

SPOTT

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. East Links Family Park 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 Bellhaven 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.

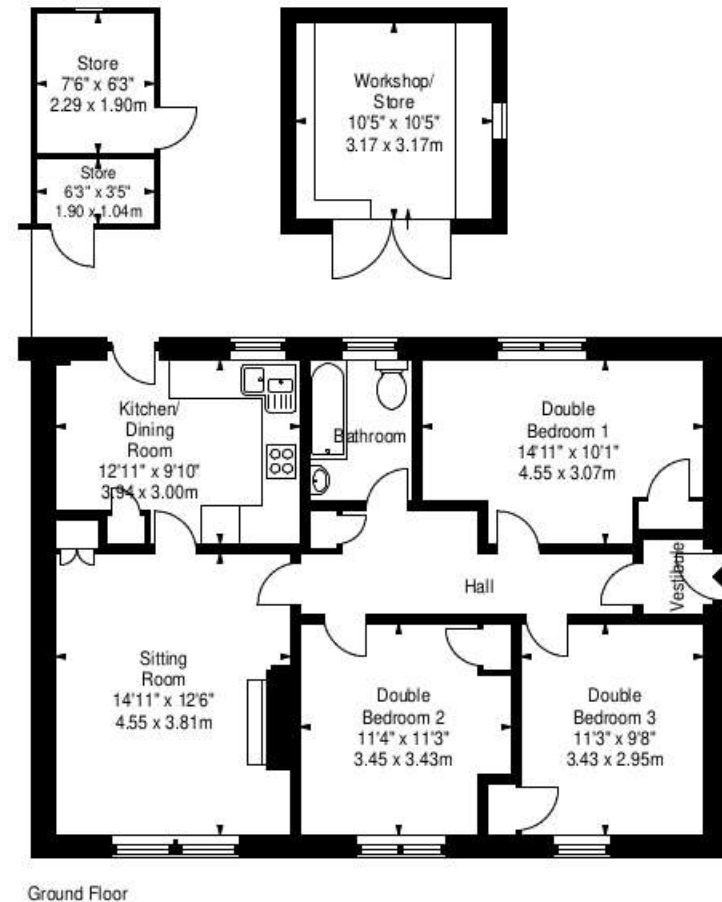
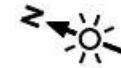


St. Johns Street,
Spott,
Dunbar,
East Lothian, EH42 1UU



SquareFoot

Approx. Gross Internal Area
874 Sq Ft - 81.19 Sq M
Stores & Workshop/ Store
Approx. Gross Internal Area
180 Sq Ft - 16.72 Sq M
For identification only. Not to scale.
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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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