

COULTERS[®]

ORCHARD HOUSE SKATERAW

DUNBAR, EAST LoTHIAN, EH42 1QR

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TAKE A LOOK INSIDE

Situated within the peaceful coastal hamlet of Skateraw, Orchard House is a beautifully presented detached family home enjoying a wonderful countryside setting close to the East Lothian coastline.

The property offers generous and versatile living space, complemented by mature garden grounds with various fruit trees including apple, pear, fig and damson, a detached garage and a range of useful outbuildings, with the beach and surrounding countryside just moments away. The nearby towns of Dunbar and North Berwick provide a wide range of amenities, while the A1 and Dunbar railway station offer excellent links to Edinburgh and further afield.

KEY FEATURES



Beautifully presented detached family home in a peaceful location



Four double bedrooms, one with ensuite and dressing room



Generously proportioned, mature garden grounds with a variety of seating areas



Detached garage and outbuildings with the potential of development



Idyllic countryside setting within easy reach of the beach and local amenities



Adjacent c.3 acre field available by separate negotiation at Offers Over £25,000



EPC Rating - E



Council Tax Band - H





The spacious and well proportioned accommodation provides a comfortable setting for family life, with four generous double bedrooms, including a principal bedroom with dressing room and ensuite facilities. The reception spaces are thoughtfully arranged to provide both comfortable everyday living and flexibility for entertaining, while the generous gardens provide an attractive extension of the living space and enjoy a high degree of privacy.

The detached garage and additional outbuildings offer excellent storage and useful flexibility, with potential for further development subject to the necessary consents.



MORE INFORMATION

Orchard House occupies a particularly attractive position within Skateraw, surrounded by open countryside and within easy walking distance of the spectacular coastline.

The adjacent field of approximately three acres is also available by separate negotiation, at Offers Over £25,000, providing an additional opportunity for those seeking a larger amount of land.









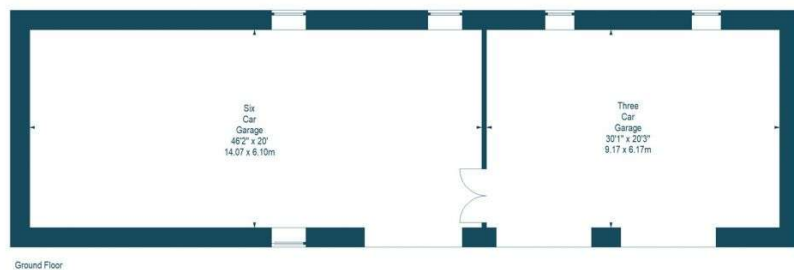
THE LOCAL AREA

Skateraw is a small coastal hamlet nestled between Dunbar and Torness on East Lothian's spectacular coastline, approximately 32 miles east of Edinburgh. The area is renowned for its natural beauty, with Skateraw Harbour and beach just moments away and the John Muir Way providing miles of scenic walking and cycling routes, linking the hamlet with Whitesands Beach, Thorntonloch and the bustling harbour town of Dunbar.

The nearby village of Innerwick offers a strong sense of community with a village hall, historic church and primary school, while Dunbar Grammar School is approximately ten minutes away by car with school buses serving both the primary and secondary schools. Dunbar provides an excellent selection of independent shops, supermarkets, cafés, restaurants, leisure facilities and a modern leisure pool. The A1 offers straightforward access to Edinburgh and the south, while Dunbar railway station provides regular services to Edinburgh, Berwick-upon-Tweed and London.

EXTRAS

All fitted floor coverings, carpets, curtains with the exception of the principal bedroom, double bedroom 3 and 4, blinds excluding the principal bedroom, two ovens, microwave, dishwasher, the greenhouse, dog kennel and the children's playhouse are all included in the sales price.



Ground Floor

Ochard House,
Skateraw,
Dunbar,
East Lothian, EH42 1QR



Approx. Gross Internal Area
3122 Sq Ft - 290.03 Sq M
Garages
Approx. Gross Internal Area
1554 Sq Ft - 144.37 Sq M
For identification only. Not to scale.
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Ground Floor

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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.