



GARDEN STIRLING BURNET

# CAIRNSTON

5 Cocklaw | By Oldhamstocks | East Lothian | TD13 5XP





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Welcome to Cairnston

# A GENEROUS DETACHED HOUSE

Offering an exceptional home in the heart of the East Lothian countryside, near Oldhamstocks, this detached house enjoys spacious and flexible accommodation including five bedrooms, a spacious living room, a dining kitchen with a utility room, a study, and two bathrooms (plus a separate WC), as well as delightful gardens, an attached garage, and a multi-car driveway.

## GENERAL FEATURES

- Generous detached house near Oldhamstocks
- Spacious and flexible accommodation
- Elevated position with sea views
- Surrounded by picturesque countryside
- EPC - C

## ACCOMODATION FEATURES

- Entrance hall with built-in storage
- Light-filled, dual-aspect living room
- Dining kitchen with adjoining utility room and WC
- Useful, versatile study
- Principal bedroom with en-suite shower room
- Four further double bedrooms
- Four-piece family bathroom
- Oil-fired central heating
- Double-glazed windows throughout

## EXTERNAL FEATURES

- Delightful garden grounds and large grassed area
- Attached single garage
- Multi-car driveway



This five-bedroom, two-bathroom detached house offers a tranquil rural setting in the East Lothian countryside, near Oldhamstocks and close to the coast with wonderful sea views. The house represents a desirable family home, not only boasting a picturesque position, but also close to nearby amenities and transport links, truly enjoying the best of both worlds.



Cairnston



## PROPERTY NAME

Cairnston

## LOCATION

East Lothian, TD13 5XP

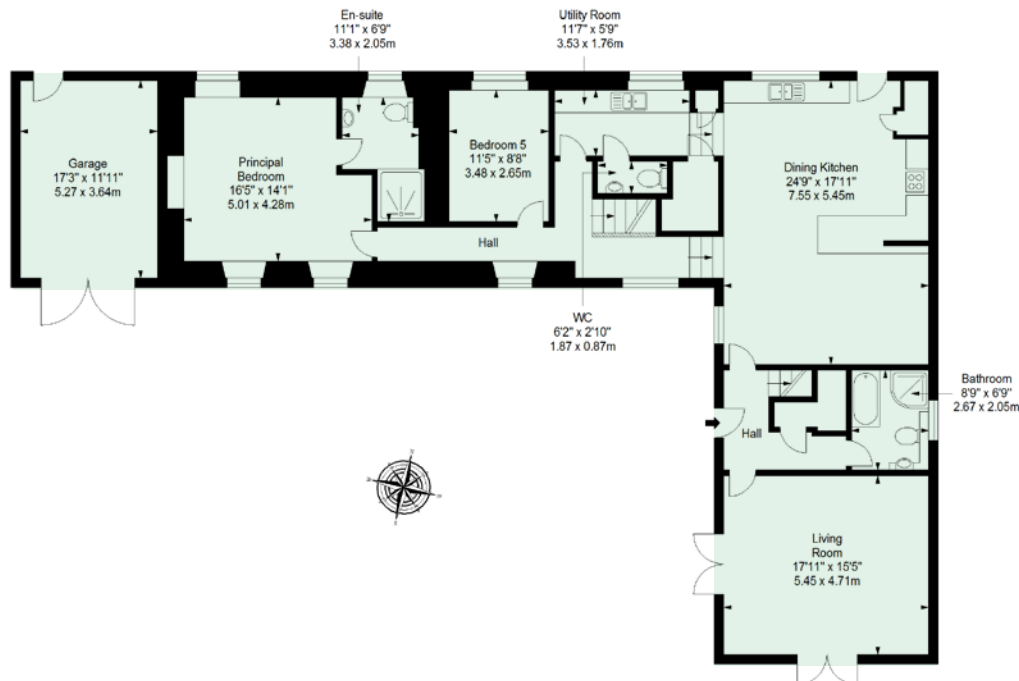
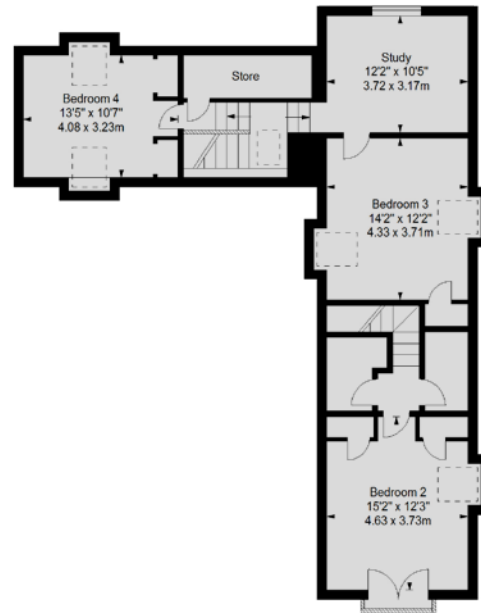
## APPROXIMATE TOTAL AREA:

259.7 sq. metres (2795.4 sq. feet)

### KEY

- GROUND-FLOOR
- FIRST-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



## Dual-aspect, light-filled **LIVING ROOM**

**A** hallway welcomes you into the home and has a handy built-in storage cupboard. The living room occupies a good-sized footprint, offering plenty of space for configurations of lounge furniture. The room is illuminated by dual-

aspect French doors, both capturing wonderful sunny light throughout the day and affording access to the gardens – perfect for alfresco entertaining and family recreation during the warmer months!





## DINING KITCHEN

A sociable space sure to appeal to home cooks

The kitchen is sure to be the sociable heart of this family home, with ample space for a large, separate seated dining area as well as a small bistro table and chairs, with the former catering for family meals and dinner parties, and the latter offering an ideal space for morning coffee, busy weekday breakfasts, and socialising while cooking. The kitchen comes well-appointed with attractive, modern wood-styled wall and base cabinets, spacious worktops, and splashback tiling. An adjoining utility room supplements the kitchen with additional matching cabinetry and space for laundry appliances, as well as built-in storage and a WC.



The kitchen is sure to be the sociable heart of this family home







## BEDROOMS & STUDY

Tranquil and versatile sleeping areas

Two of the homes five bedrooms are found on the ground floor, with the remaining three on the first floor, approached via one of two sets of stairs (with one leading off a landing with excellent storage). The principal bedroom occupies a

generous footprint and boasts its own en-suite shower room, whilst the first-floor bedrooms are all also spacious double and accompanied by built-in storage. A study is also located on the first floor and offers an ideal space for those who work from home.





## Two well-appointed **BATHROOMS**

**T**he principal bedroom's en-suite attractively tiled, modern en-suite comprises a large walk-in shower enclosure, a basin set into storage, and a WC. A separate family bathroom completes the accommodation and comes replete with a bathtub, a corner shower enclosure, and a WC-suite set into storage.

The home is kept warm by an oil-fired central heating system and benefits from double-glazed windows throughout.



# GARDENS & PARKING

Delightful gardens and excellent private parking

Externally, the home is enveloped by delightful gardens featuring lawns, secluded seating areas, a large grassed area, and a wealth of leafy trees and shrubbery. The rear garden area borders fields and open countryside, ensuring ultimate seclusion and tranquillity. Excellent private parking is provided by an attached single garage and a multi-car driveway.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.



The rear garden area borders fields and open countryside, ensuring ultimate seclusion and tranquillity

# OLDHAMSTOCKS

A quaint village in the heart of the East Lothian countryside

**O**ldhamstocks is a quaint village lying in the heart of the East Lothian countryside, just outside the Scottish Borders and ideally positioned two miles from the A1. Surrounded by rolling hills and beautiful countryside, the area offers an abundance of walking, cycling and jogging routes and is situated near the end of The Southern Upland Way, Britain's first official coast to coast long distance footpath, whilst the breathtaking East Lothian coastline is within easy reach.



Oldhamstocks Village Hall lies at the heart of the village and accommodates keep-fit classes, country dancing, yoga classes and a variety of other events, and every year the village hosts the well-known Oldhamstocks Flower Show. A small community-run shop for daily essentials and a weekly visiting Post Office can be found in nearby Cockburnspath, whilst more extensive shopping facilities and amenities, including an Asda supermarket, a range of award-winning shops and boutiques, banks, chemists, pubs and restaurants, are available just a short drive away in Dunbar. For the fitness enthusiast, Dunbar Leisure Pool, Platinum Performance Centre, and Sports + Fitness Hub in Dunbar offer leisure and fitness facilities, and golfers have their pick of several prestigious golf courses in the vicinity. Early years and primary schooling are provided nearby at Innerwick Primary School, followed by secondary education at highly-regarded Dunbar Grammar School, as well as easy access to independent schools in Haddington, Musselburgh, and Edinburgh owing to the close proximity of the A1. Oldhamstocks is well-served by transport links, with Dunbar train station offering fast and frequent rail services to Edinburgh, Berwick, and beyond.



# GARDEN STIRLING BURNET

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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.