

12 LITTLE SPOTT STEADING

Little Spott, Dunbar, EH42 1XY

IMMACULATELY PRESENTED HOUSE

*forming part of an exclusive
steading conversion*



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Boasting a sought-after rural location, whilst still lying within easy reach of excellent amenities and transport links

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A wonderful open space which is sure to be perfect for everyday family life and entertaining alike

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A wide range of attractive, Shaker-styled cabinets is accompanied by a Silestone worktops and atmospheric downlighting

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Three well-proportioned double bedrooms, one located on the ground level and the remaining two on the first floor

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All three shower rooms feature large enclosures with rainfall showerheads, wall-mounted basins, concealed-cistern WCs, large wall-mounted mirrors, and chrome towel warmers

22 Gardens & parking

Two allocated parking spaces, with visitors parking available and access to a communal garden

26 Little Spott

Beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar



PROPERTY NAME


12 Little Spott Steading

LOCATION

Dunbar, EH42 1XY

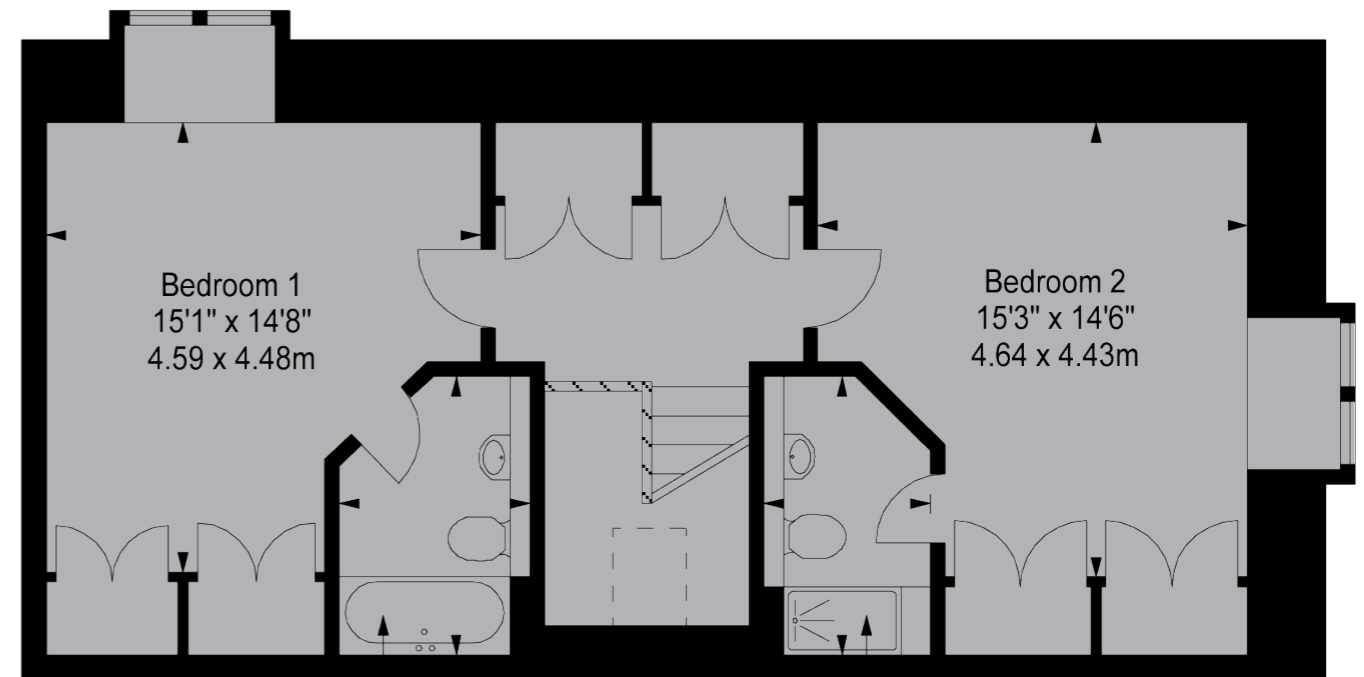
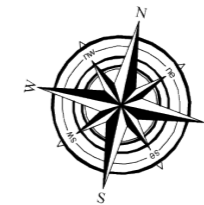
APPROXIMATE TOTAL AREA:

172.1 sq. metres (1852.5 sq. feet)

GROUND-FLOOR 

FIRST-FLOOR 

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



En-suite
9'5" x 6'7"
2.87 x 2.00m

En-suite
9'6" x 5'7"
2.89 x 1.70m

Welcome to 12 LITTLE SPOTT STEADING




12 LITTLE SPOTT
STEADING

Forming part of an exclusive, B-listed steading conversion in Little Spott, this immaculate three-bedroom house boasts a sought-after rural location, whilst still lying within easy reach of excellent amenities and transport links. The development itself is ideally situated to take full advantage of its position, with panoramic coastal views (including the iconic Bass Rock) to one side, with scenic countryside views to the other. The steading has been meticulously and tastefully renovated to a high standard by Colorado Construction, using the finest materials and craftsmanship, and retaining much of the original building's charm. The external red sandstone is the original steading stone and paired with a pantile roof, whilst, internally, high-quality fixtures and fittings and tasteful Farrow & Ball décor offer an exquisite modern home with excellent eco credentials.

GENERAL FEATURES

Immaculately presented house forming part of an exclusive steading conversion
Rural setting in Little Spott, surrounded by rolling countryside
High-quality fixtures and fittings throughout
EPC Rating - TBC | Council Tax band - TBC

ACCOMMODATION FEATURES

Wonderful open-plan living area:
Living room with wood-burning stove
Fully integrated dining kitchen
Bright landing with two double-door cupboards
Three spacious double bedrooms (two with built-in wardrobes)
Two en-suite shower rooms
Separate family shower room
Engineered oak flooring on lower and raised ground floors
Farrow & Ball décor throughout
Underfloor heating on lower floors

EXTERIOR FEATURES

Access to a communal garden
Two allocated parking spaces and visitors' spaces available

OPEN-PLAN LIVING

Stepping into the home, you are greeted by a wonderful open-plan space which is sure to be perfect for everyday family life and entertaining alike. It combines a large living area and an equally generous dining kitchen. Both are bright and spacious with lots of room for a variety of furnishings to match your lifestyle. Both spaces have immaculate presentation too, combining soothing décor with handsome oak flooring. Nestled in the corner of the living room there is also a striking Contura 5kW log-burning stove, set on a Caithness stone hearth, creating a warm and welcoming atmosphere.

*A welcoming introduction
and open space for family life*





THE KITCHEN

In the adjoining dining kitchen, space is provided for an eight-seater dining table, and a wide range of attractive, Shaker-styled cabinets, which are accompanied by Silestone worktops and atmospheric downlighting. Neatly integrated appliances comprise a Neff Slide&Hide oven, a Neff combination microwave with a warming drawer, and a Neff induction hob, as well as an extractor fan, a full-size fridge, a full-size freezer, and a dishwasher. Between the kitchen and the living room, stairs lead to the upper floor and a bright rear hall provides access to the garden.

Space is provided for an eight-seater dining table



Fully integrated dining kitchen for budding chefs and home cooks



THE BEDROOMS

Tranquil sleeping areas
with flexibility for use





The house accommodates three well-proportioned double bedrooms, with one located on the ground level and the remaining two on the first floor, all continuing the understated, yet stylish décor of the preceding accommodation. The lower-ground level bedrooms feature engineered oak flooring and offers flexibility for use, with potential to be used as a home office if desired – perfect for those requiring a quiet space to work or study from home. Both bedrooms on the first floor feature plush fitted carpets and charming window seats with incorporated hidden storage, as well as their own en-suite shower rooms and generous built-in wardrobe storage.



A sky-lit landing with two display recesses featuring colour-changing, remote-controlled LED lighting

An engineered oak staircase leads to a sky-lit landing (with built-in storage) on the first floor, via a split level with two display recesses featuring colour-changing, remote-controlled LED lighting.





THE WASHROOMS

As well as the en-suite shower rooms on the first floor, the house offers a family shower room on the ground floor. All three shower rooms feature large enclosures with rainfall showerheads, wall-mounted basins, concealed-cistern WCs, large wall-mounted mirrors, and chrome towel warmers. The home is kept warm by an efficient LPG-fired heating system, with underfloor heating on the lower and raised ground levels.

Equal in terms of style, quality, and functionality



GARDENS & PARKING

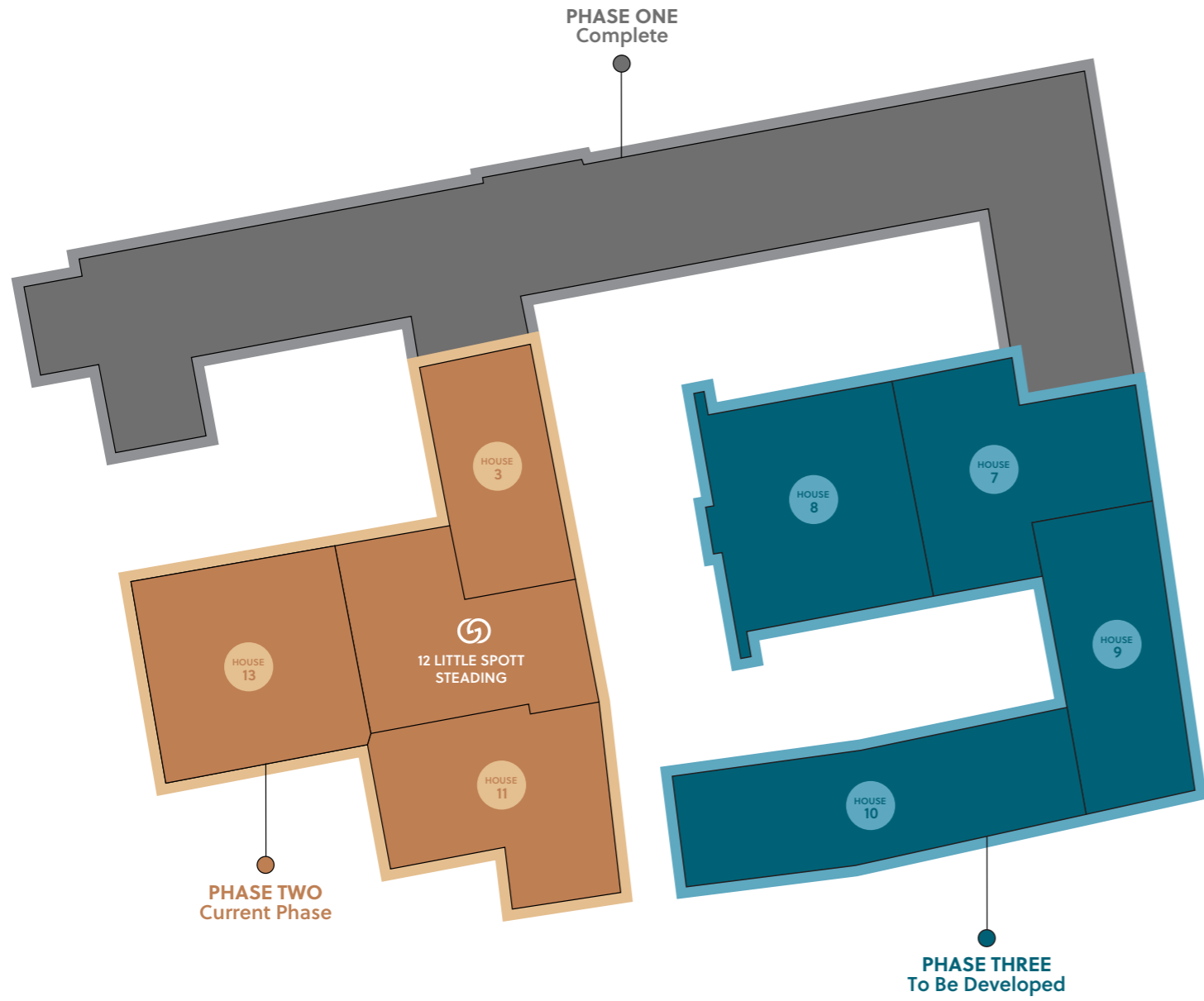
Communal outdoor space and allocated parking spaces

Externally, the house has access to a communal garden, which is bathed in sunny natural light throughout the day. Private parking is provided by two allocated parking spaces, with visitors' parking also available.

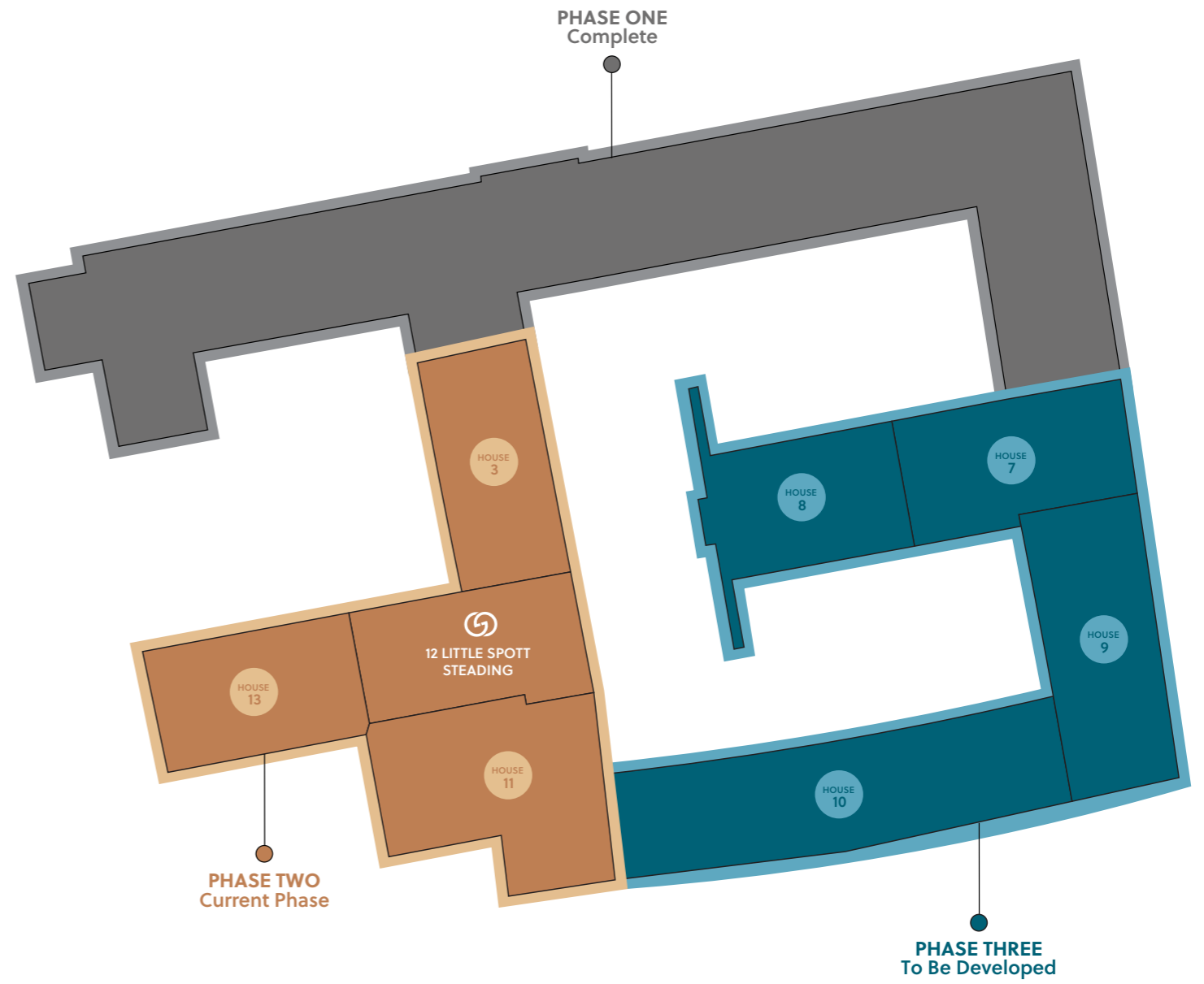
Extras: Integrated kitchen appliances comprising a full-size fridge, a full-size freezer, a Neff Slide and Hide oven, a Neff combination microwave oven with a warming drawer, a Neff induction hob, and a dishwasher will be included in the sale.



GROUND FLOOR



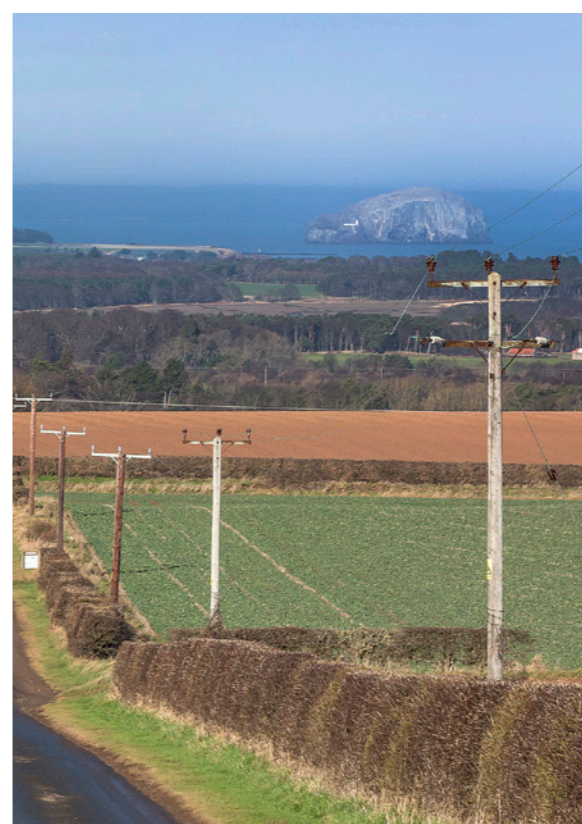
FIRST FLOOR



LITTLE SPOTT

Beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar

12 Little Spott Steading enjoys the best of both worlds: the peace and tranquillity of a rural setting, with beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar. Dunbar is just a few minutes' drive away from the property, as well as the A1, offering a major road link across the county and further afield, connecting to the M8/M9 motorway networks and allowing easy access to the capital. Dunbar is a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station (with a journey of just over 20 minutes taking you to Edinburgh or Berwick), and an old working harbour.



The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a major supermarket, a larger garden centre, and a fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Further high street stores and food outlets are due to be added to the outskirts of the town over the next few years. Dunbar's state-of-the-art Leisure Pool offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities.



The town also benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its

outstanding schools, both at primary and secondary level – the two Dunbar Primary School campuses are an 8- and 10-minute drive from the property, with Dunbar Grammar School just 11 minutes away by car. The renowned Belhaven Hill independent school is just a 12-minute drive from the property.



LOCAL AMENITIES

- 1 BELHAVEN BAY
- 2 EAST LINKS FAMILY PARK
- 3 COAST TO COAST SURF SCHOOL
- 4 WINTERFIELD GOLF CLUB
- 5 BELHAVEN HOSPITAL
- 6 BELLHAVEN HILL SCHOOL
- 7 DUNBAR PRIMARY LOCHEND CAMPUS
- 8 DUNBAR GRAMMAR SCHOOL
- 9 HALLHILL CENTRE
- 10 DUNBAR PRIMARY JOHN MUIR CAMPUS
- 11 DUNBAR LEISURE POOL
- 12 DUNBAR HARBOUR TRUST
- 13 DUNBAR BEACH FRONT
- 14 CROMWELL HARBOUR MEDICAL PRACTICE
- 15 DUNBAR STATION
- 16 DUNBAR GARDEN CENTRE
- 17 ASDA
- 18 MC DONALDS

12 LITTLE SPOTT STEADING



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Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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