

3 LITTLE SPOTT STEADING

Little Spott, Dunbar, EH42 1XY

IMMACULATELY
PRESENTED HOUSE

*forming part of an exclusive
steading conversion*



GILSON GRAY

LAW • PROPERTY • FINANCE

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This immaculately presented house forms part of an exclusive steading conversion in the hamlet of Little Spott, close to the nearby town of Dunbar, boasts a wonderful open-plan ground floor layout flowing onto a private and sunny paved patio, plus two king-sized double bedrooms, a bath and a shower room, and two private tandem, allocated parking spaces.



3 LITTLE SPOTT
STEADING



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

08 Open-plan dining kitchen & living room

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

10 The kitchen

A wide range of attractive, Shaker-styled cabinets is accompanied by butcher's block worktops and atmospheric downlighting

15 The bedrooms

Two well-proportioned double bedrooms on the first floor

20 The washrooms

A family shower room on the ground floor. On the first floor there is a family bathroom featuring a wall-mounted basin, concealed-cistern WC, large wall-mounted mirrors, and chrome towel warmer

22 Gardens & parking

A private west-facing patio and an allocated tandem parking space, with visitors parking available

26 Little Spott

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



PROPERTY NAME

3 Little Spott Steading

LOCATION

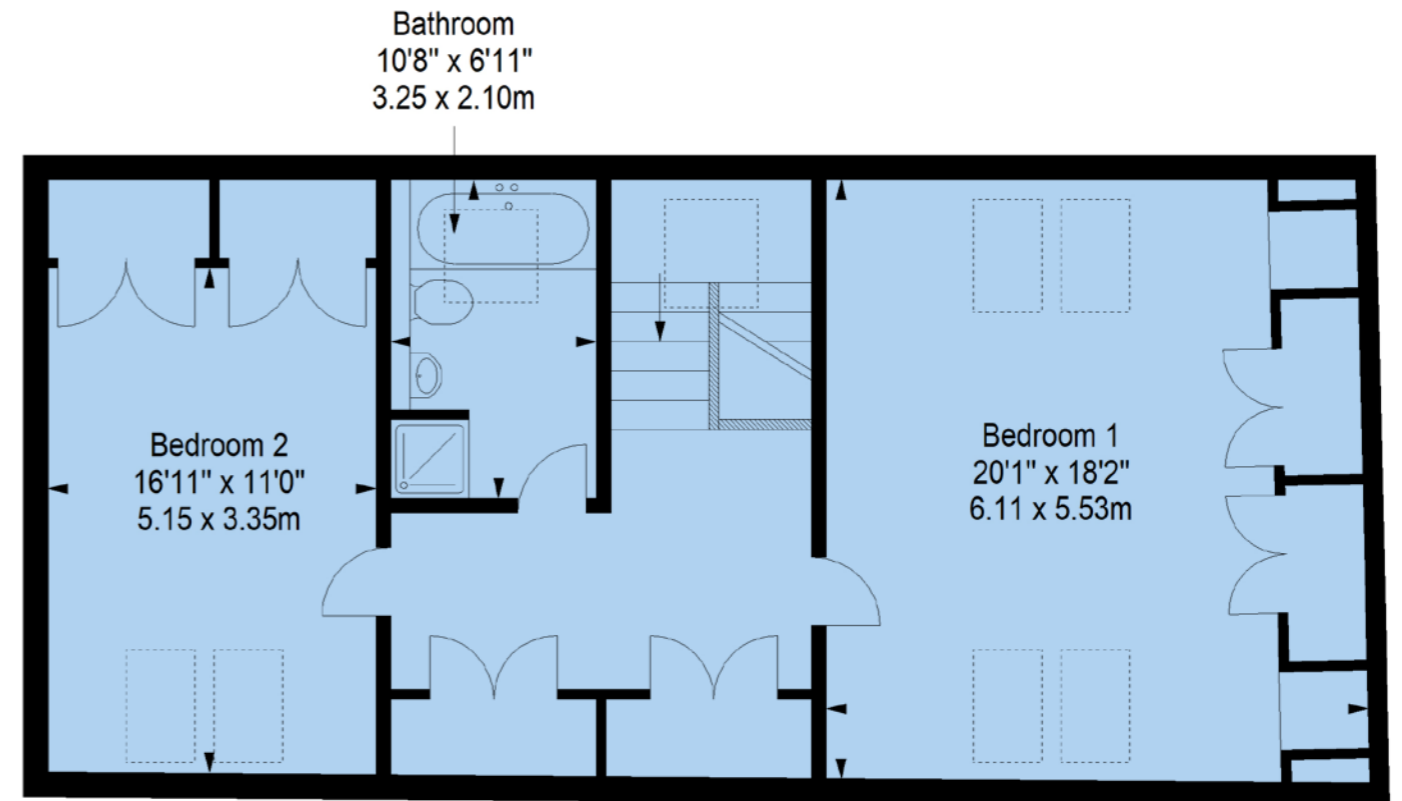
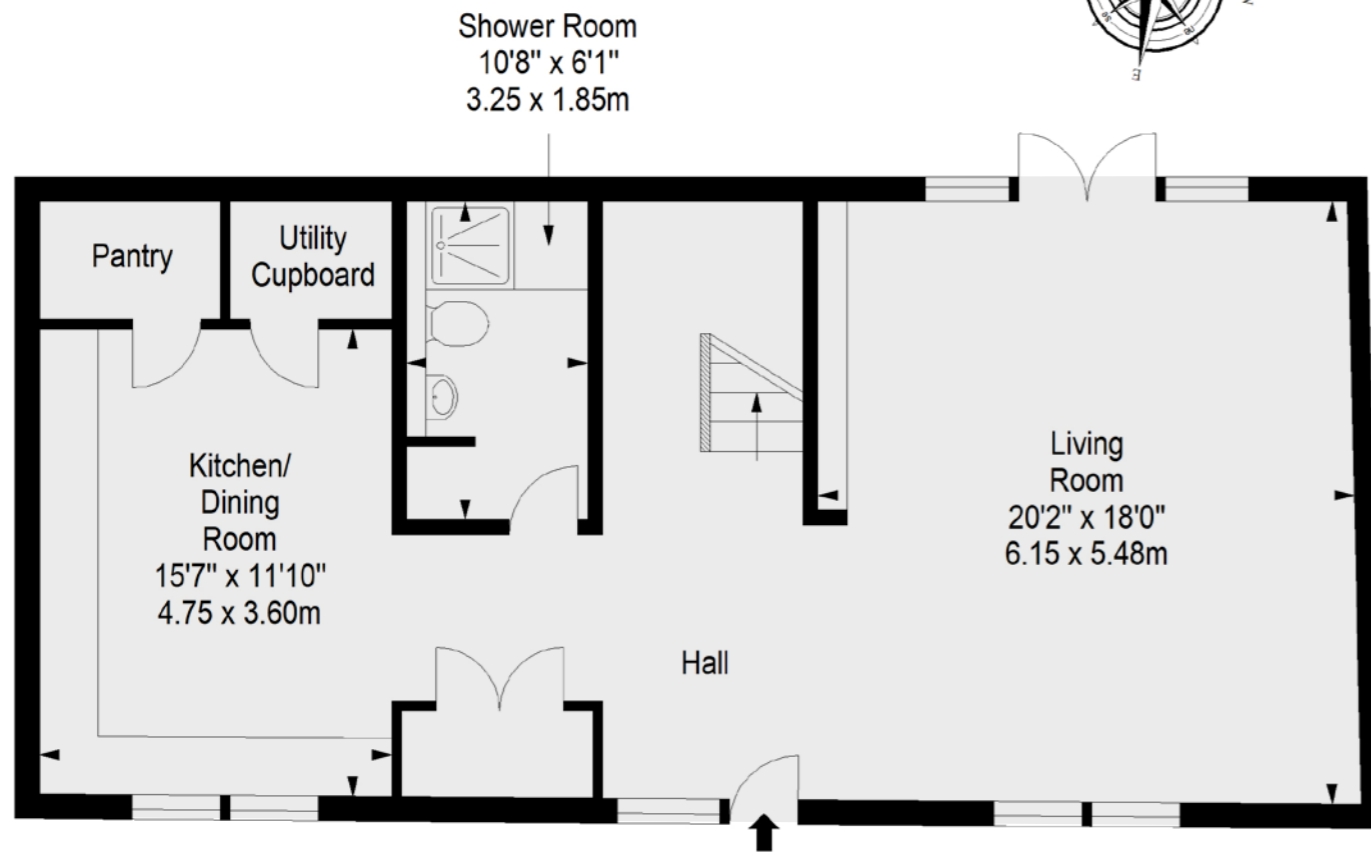
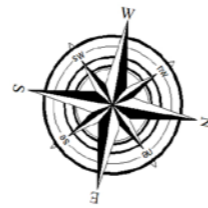
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APPROXIMATE TOTAL AREA:

163.8 sq. metres (1763.2 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

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



WELCOME TO 3 LITTLE SPOTT STEADING

Designed for a modern lifestyle



Forming part of an exclusive, B-listed steading conversion in Little Spott, this spacious two-bedroom house offers its new owners a sought-after rural location within easy reach of both the capital and excellent local 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. Stepping into the home, you are welcomed by a wonderful open-plan space, filled with natural light. The quality decor and oak flooring seamlessly tie the two reception spaces together: a living room with French doors, and a dining kitchen. Zoning the ground floor is a shower room and a central staircase naturally lit by a skylight, which leads to the bedrooms on the first floor.

GENERAL FEATURES

Immaculately presented house forming part of an exclusive steading conversion
 Open plan layout with natural light streaming in from the front and rear
 Rural setting in Little Spott, surrounded by rolling countryside
 High-quality fixtures and fittings throughout
[EPC Rating - TBC](#) | [Council Tax band - TBC](#)

ACCOMMODATION FEATURES

Entrance hall with built-in storage
 Large living room with French doors to the paved patio
 Fully integrated dining kitchen with pantry and utility cupboard
 Bright landing with two double-door cupboards
 Two king-sized double bedrooms with built-in wardrobes
 Contemporary ground floor shower room
 Impressive four-piece family bathroom
 Engineered oak flooring
 Farrow & Ball décor throughout
 Underfloor heating on lower floors

EXTERIOR FEATURES

Sunny, private paved patio, fully fenced
 Access to communal garden areas
 Two allocated, tandem parking spaces

THE LIVING ROOM

Designed for indoor and outdoor living

The bright living room boasts a double-aspect enjoying both morning and afternoon sun. This large room can easily accommodate both a living and dining area with French doors leading directly to the west-facing patio.





THE KITCHEN

In the dining kitchen, you will find an outstanding range of attractive, contemporary cabinets, which are accompanied by

butcher's block style worktops and atmospheric downlighting. Neatly integrated appliances comprise a Neff Slide&Hide oven, a Neff grill oven, and a Neff induction hob, as well as an extractor fan, a fridge/freezer, and a dishwasher. In the centre of the kitchen there is ample space for a dining table and chairs. The kitchen is supplemented by a deep pantry cupboard, as well as a separate utility cupboard with a washing machine and tumble dryer.

A dining kitchen with space and quality fittings



Butcher's block style worktops and atmospheric downlighting





A striking, engineered oak staircase, lit by a skylight leads to the upstairs accommodation



THE BEDROOMS

King-sized bedrooms with extensive storage





A striking, engineered oak staircase, lit by a skylight leads to the upstairs accommodation. On the first floor, leading from a generous landing with natural light and extensive fitted storage space, the two particularly generous bedrooms await. Both bedrooms enjoy ample natural light, as well as large fitted wardrobes. Both rooms can also accommodate extensive bedroom furniture, due to their king sized floorplans. The landing offers a footprint big enough to incorporate a small home office space.





THE WASHROOMS

The house offers a family shower room on the ground floor and a spacious four-piece family bathroom on the first floor. Both rooms feature separate shower enclosures with rainfall showerheads, wall-mounted basins, concealed-cistern WCs, large wall-mounted mirrors, and chrome towel warmers, with the family bathroom also accommodating a bath.

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

Private outdoor space and allocated parking

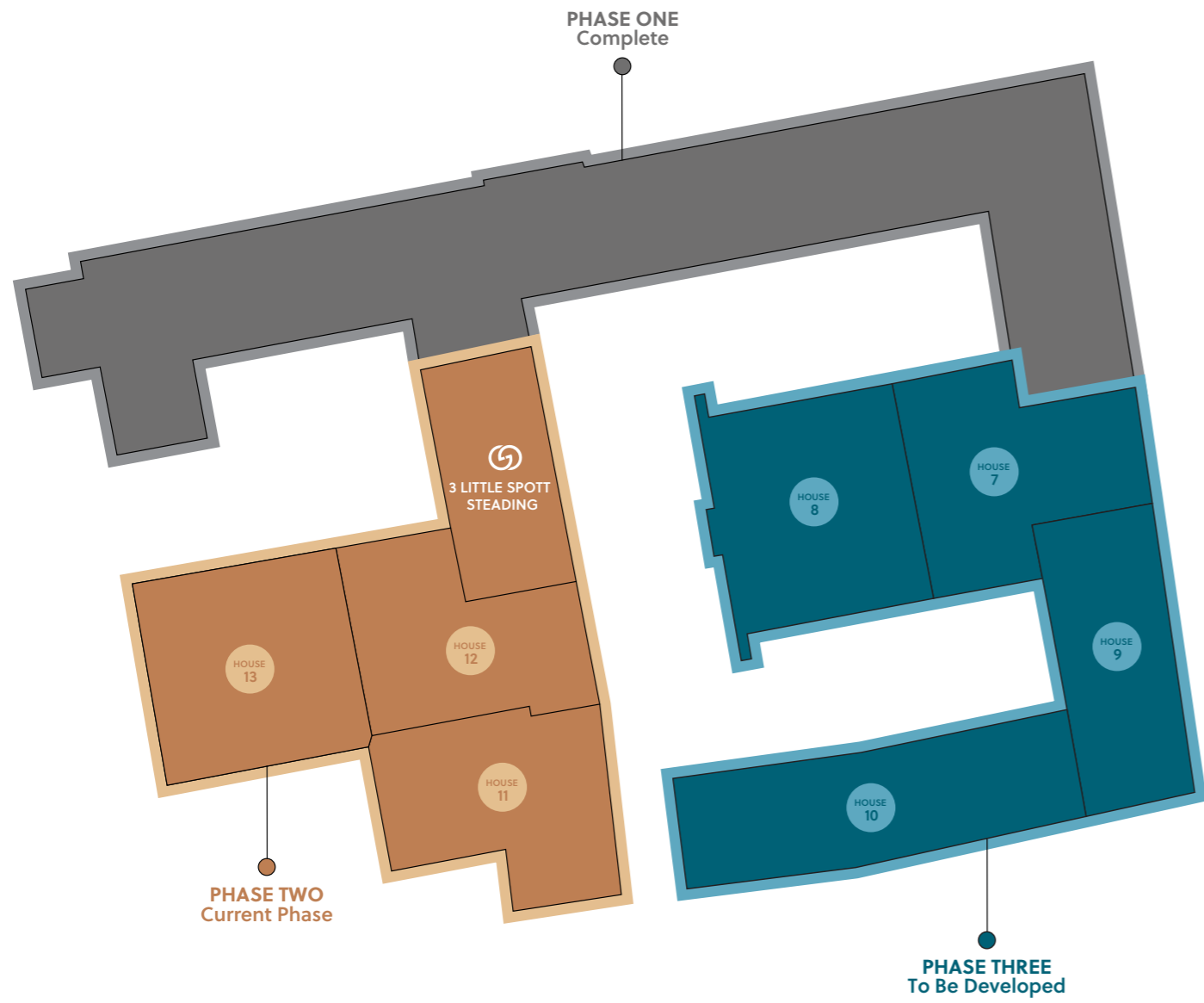
Externally, 3 Little Spott comes with a fully enclosed paved patio, which is bathed in afternoon sun and reached from the living room or a shared paved pathway. The development itself comes with a communal garden area for residents to enjoy. Private parking is provided by two allocated, tandem parking spaces.

Extras: Integrated kitchen appliances comprising a fridge/freezer, a Neff Slide and Hide oven, a Neff grill oven, a Neff induction hob, and a dishwasher will be included in the sale.

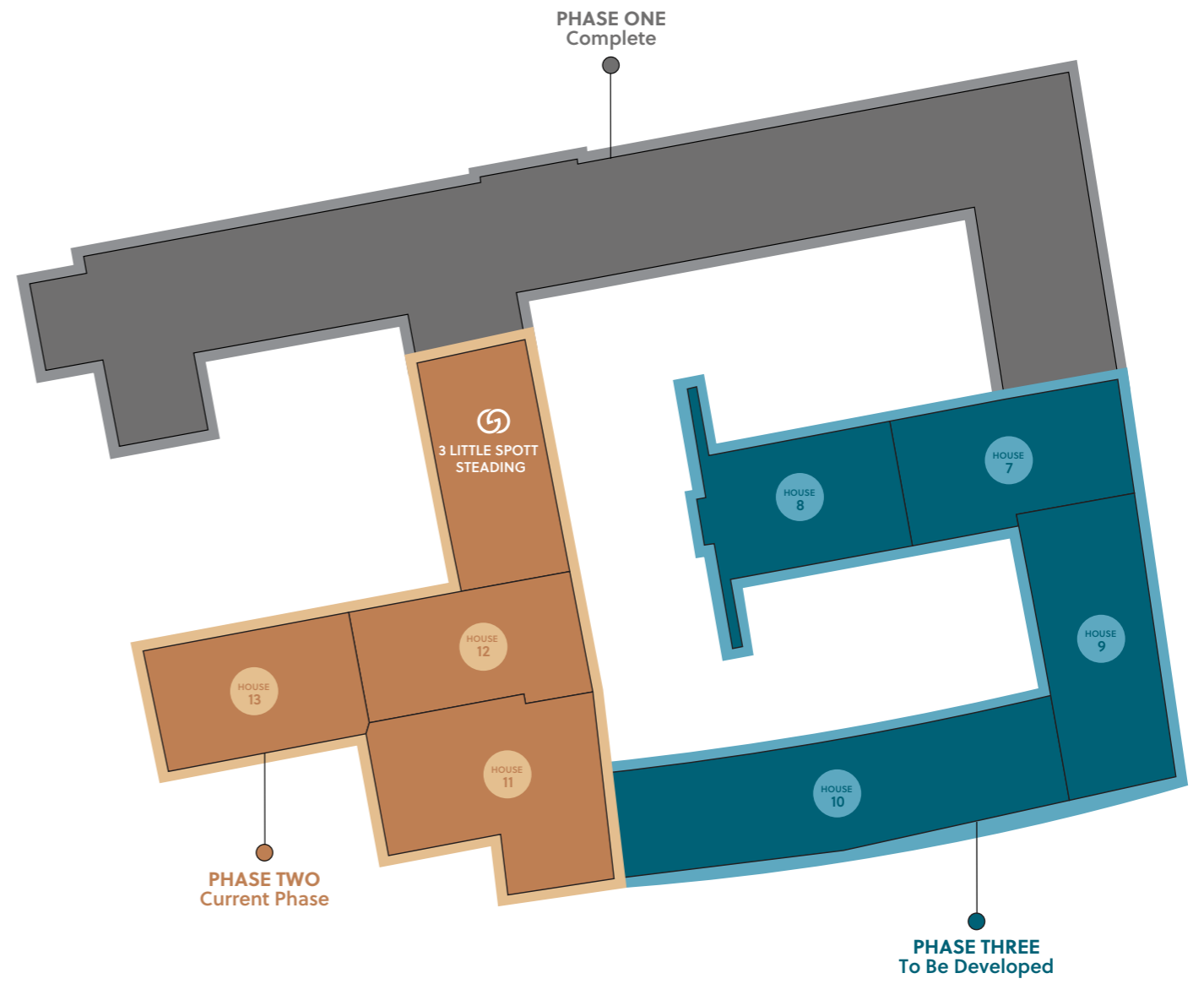
Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



GROUND FLOOR



FIRST FLOOR



LITTLE SPOTT

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

3 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 breathtaking 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

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