





Very rarely available property in a lovely semi-rural location. McDougall McQueen are delighted to present to the market this deceptively spacious semi-detached three-bedroom cottage set in the lovely conservation village of Stenton, East Lothian. Offering generous accommodation on ground floor level the property has been enhanced by its current owner to provide gorgeous family accommodation. Presented in lovely condition, this property offers private mature garden grounds to the front, side, and rear with ample unrestricted on-street parking. The generous gardens have a brick-built outhouse/store and provide various areas which are ideal for outside entertaining and relaxation. Early viewing is a must, as properties within this setting, in this area, are few and far between.

- Entrance vestibule
- Hallway with store cupboard
- Spacious open plan kitchen, living and dining room with window to the front, patio doors to the rear, with the living area featuring a log burning stove
- Fully fitted kitchen area with breakfast bar, a range of base and wall units, quartz/composite worktops and sink, touch control ceramic hob, extractor, oven, integrated fridge, and integrated freezer
- Main bedroom with rear facing window and built-in wardrobe

- Bedroom two with rear facing window and built-in wardrobe
- Bedroom three with front facing window and built-in wardrobe
- Family bathroom with underfloor heating, three-piece white suite, electric shower over the bath, shower screen, wc, and sink with vanity unit
- Oil fired central heating, log burning stove, and double glazing
- Lovely private garden grounds to the front, side, and rear with brick-built outhouse/store and various areas that are ideal for entertaining and relaxation
- Ample on street parking



Location

Stenton is a beautiful picturesque conservation village in the heart of the stunning East Lothian countryside with both the Lammermuir Hills to the south and the superb coastline to the north. The village boasts an excellent primary school and local village hall where many events take place. The nearby Pressmennan Wood provides many delightful woodland walks around the lake and the renowned Fairy Trail. Edinburgh city centre is within easy commuting distance by car along the A1 or by train from nearby Dunbar station and with a new train station under construction in East Linton. The property is within the catchment area for Dunbar Grammar with private schooling available at Compass in Haddington, Belhaven Hill in Dunbar, Loreto in Musselburgh with further choices available in Edinburgh. Additional facilities are available in East Linton where there are good local shops, a post office, and several pubs/restaurants. More comprehensive shopping and recreational facilities are available at either Dunbar or Haddington.

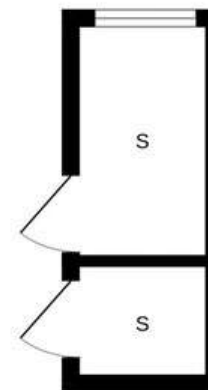
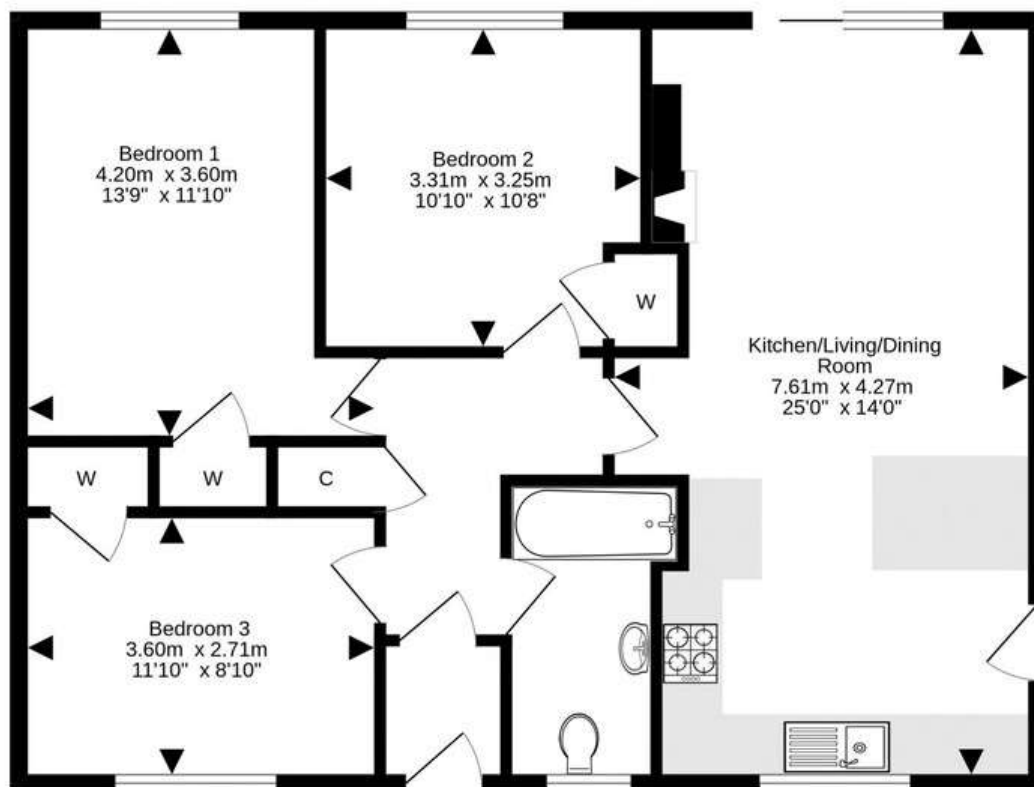
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing appliance, or other moveable items included in the sale and these items are deemed sold as seen. Other items may be available by negotiation and are subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

