



East Lodge

THURSTON, DUNBAR, EAST LoTHIAN, EH42 1SA

Property
PARIS STEELE

01620 497497 | parissteele.com

"A truly immaculate and characterful property, perfecting the balance between original features and contemporary finishes, accompanied by generous garden grounds, and all an easy distance from the amenities of Dunbar."



PROPERTY DESCRIPTION

Nestled in a semi-rural setting yet close to bustling Dunbar and its stunning coastline, this lovely red sandstone lodge house set in picturesque private gardens of over half an acre, effortlessly blends comfort and character with tasteful modern upgrades.

Approached via a gravel driveway and patio bordered by a garage / workshop and double carport, the welcoming, generously proportioned entrance vestibule with feature stone wall, leads into a contemporary galley kitchen with additional walk-in larder. Designed, sleek gloss grey under-base-lit floor units are complemented by marbled white worktops, glass display shelving and integrated appliances that include a range cooker. From here you move into a versatile dual-aspect snug or family room. Boasting leadlight decorative windows, a tasteful interior design, and a staircase leading to the upper floor, it is currently utilised as a dining room. Continuing, you come to an impressive family bathroom featuring a beautiful stained glass window, complete with a freestanding roll top bath, corner shower enclosure, WC, and countertop washbasin atop a floating vanity. Completing the living and reception areas is a stunning living room with expansive French doors opening to the rear patio and garden. Adorned with handsome wooden flooring, intricate corning, a further glass window, and featuring a log-burning stove it exudes a warm ambience. Adjacent is a

delightful large double bedroom with built-in wardrobes and walk-in cupboard, with a wonderful garden aspect and patio access through French doors. Its connection to the outdoors is enhanced by a simplistic yet elegant interior design.

Ascending the stairs accessed from the family dining room, you arrive at a skylit and good-sized landing / study where a further comfortable and spacious double bedroom awaits. A charming leaded glass window complete with working shutters provides a woodland view. This room benefits from a built-in wardrobe and has access to a first-floor WC with washbasin integrated into a unique driftwood vanity.

The property enjoys wonderful, landscaped gardens, boasting a polytunnel, orchard, mature trees and borders, multiple patios and seating areas, and has stunning views of open countryside and the sea. There are an additional three sheds and a large greenhouse, perfect for any gardening enthusiast.

In immaculate, turn-key condition, this unique home presents a wonderful opportunity for those keen to experience countryside living but with modern convenience in close proximity.





"It has been a privilege to live in this wonderful place for many years. It has given us so much – privacy and peace, wildlife and birdsong, fruit and vegetables, warmth and comfort, flowers and fun!"



PROPERTY FEATURES

- ❑ Characterful category C-listed sandstone lodge house
- ❑ Light-filled living room opening to the garden
- ❑ Versatile family dining room
- ❑ Two double bedrooms with fitted wardrobes
- ❑ Contemporary kitchen
- ❑ Modern bathroom with walk-in shower and roll top bath
- ❑ Original leaded windows
- ❑ Working window shutters
- ❑ Wood burning stove
- ❑ Oil heating
- ❑ Large garden of 0.54 acres
- ❑ Gravel driveway with carports
- ❑ Garage / workshop
- ❑ Greenhouse and polytunnel
- ❑ Garden sheds

FIXTURES & FITTINGS

Included in the sale price will be all fitted floor coverings, curtain poles and curtains, kitchen appliances (integrated and free standing), as well as the greenhouse, sheds and polytunnel in the garden.

THURSTON

Thurston lies approximately five miles outside the picturesque, friendly, and historic East Lothian coastal town of Dunbar.

Dunbar's award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

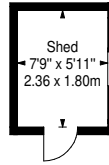
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



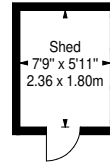
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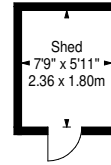
Approx. Gross Internal Area
1225 Sq Ft - 113.80 Sq M
Out Buildings
Approx. Gross Internal Area
474 Sq Ft - 44.03 Sq M
For identification only. Not to scale.
© SquareFoot 2024



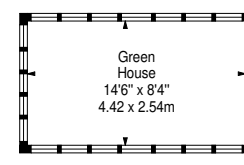
Ground Floor



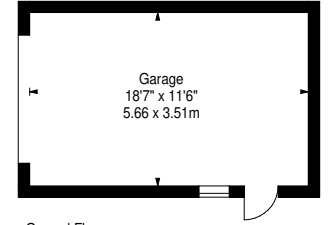
Ground Floor



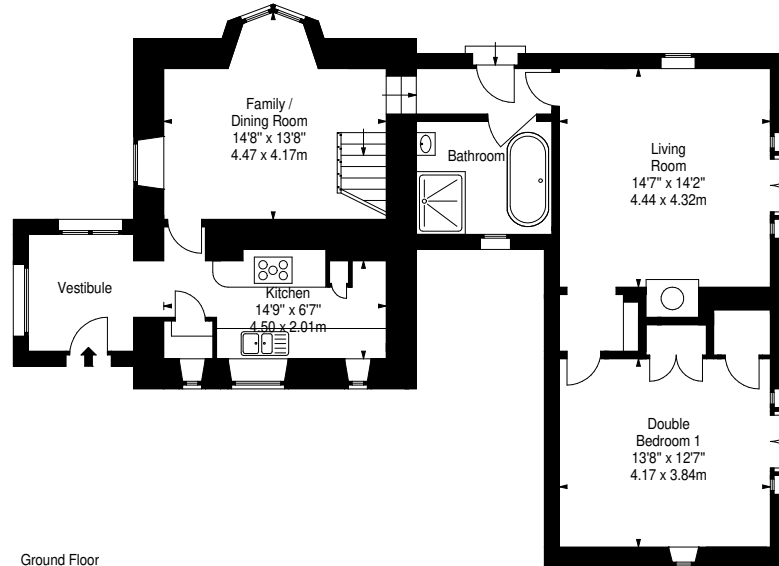
Ground Floor



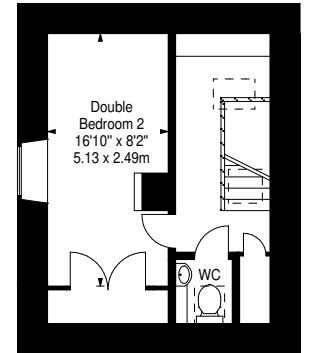
Ground Floor



Ground Floor



Ground Floor



First Floor

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2. The Home Report and more information for this property is available from parissteele.com
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