



  
**McEwan Fraser Legal**  
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**3 Hunter Steading**

DUNBAR, EH42 1SR



Innerwick is a coastal civil parish and small village, which lies in the east of East Lothian, 5 miles from Dunbar.

Dunbar itself is some thirty miles east of Edinburgh on the A1 and is renowned for its high sunshine record, its rugged coastline and attractive countryside.

Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour.

The area is surrounded by various shops, venues and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a broad range of local amenities that there is no need to venture out of the town.

Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses.

The John Muir Country Park and the Lammermuir Hills offer scenic and tranquil landscapes rich in natural history. The cliff top trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic or if you prefer, a tranquil setting in which to set up home.

It is very easy to reach by road, rail and air. Dunbar is only half a mile from the main A1 trunk road. The inner-city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hours drive from Dunbar.

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DUNBAR  
EH42 1SR

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# 3 HUNTER STEADING

EH42 ISR

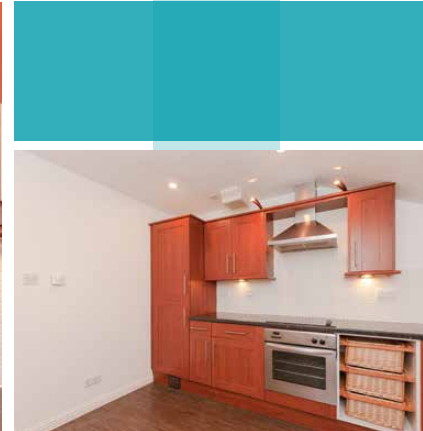
An excellent opportunity has arisen to acquire this unique steading conversion, forming an attractive two bedroom upper villa, while being well located within the popular East Lothian town of Dunbar. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway including a cloak cupboard, a bright and spacious, dual aspect lounge/diner and a fully fitted, partially tiled kitchen/diner with a range of integrated appliances including a ceramic 4 hob/oven, extractor hood and under-unit lighting.

There are two double bedrooms, both of which have double built-in wardrobes, one has an additional storage cupboard.

Finally, there is a four-piece, partially tiled bathroom with a separate shower cubicle, a hand-held shower, a chrome heated towel rail and a Velux window.

This property also benefits from; LPG fired heating system, full double glazing, communal garden grounds surrounding the property and more than adequate un-restricted parking to accommodate for residents and visitors alike.



UNIQUE  
STEADING  
CONVERSION

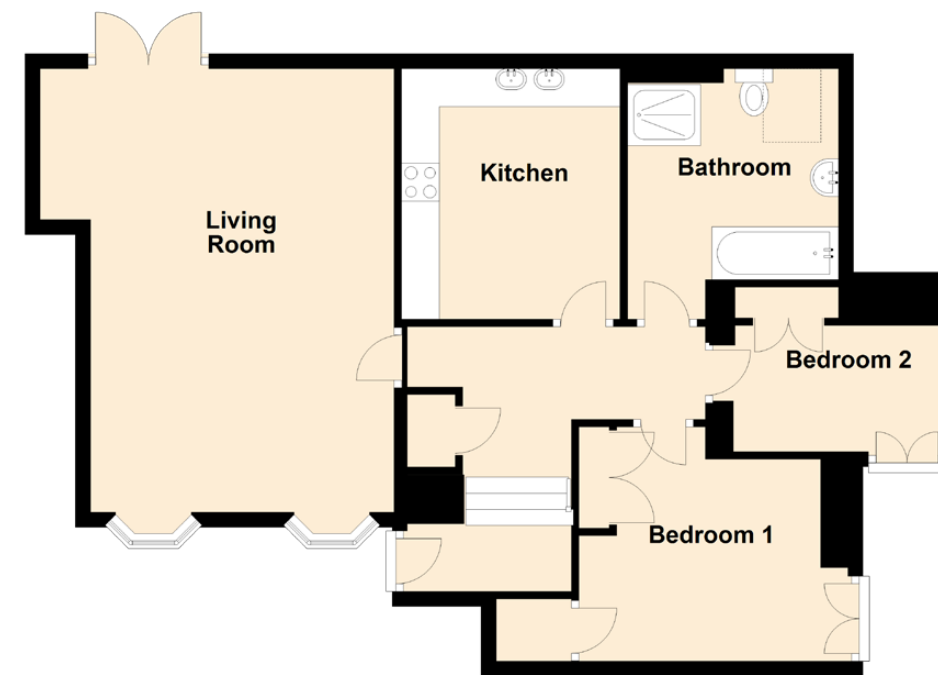




UNIQUE  
STEADING  
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# SPECIFICATIONS



APPROXIMATE DIMENSIONS  
(Taken from the widest point)

Living Room	5.88m (19'3") x 4.03m (13'3")
Kitchen	3.32m (10'11") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 2.79m (9'2")
Bedroom 1	3.56m (11'8") x 2.00m (6'7")
Bedroom 2	3.09m (10'2") x 2.18m (7'2")

GROSS INTERNAL FLOOR AREA (m<sup>2</sup>)- 73m<sup>2</sup> EPC RATING - C

## BEDROOMS



Image credit: <https://www.ordnancesurvey.co.uk/maps/>







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