



  
**McEwan Fraser Legal**  
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**17 Hunter Steading**  
INNERWICK, DUNBAR, EAST LoTHIAN, EH42 1SR



# 17 HUNTER STEADING

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.



An excellent opportunity has arisen to acquire this unique steading conversion, forming an attractive two-bedroom family home. 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. The bright and spacious lounge/diner is filled with natural light and allows for free standing furniture and has a multi-fuel burner to help keep the property cosy and warm. Patio doors give access to the garden with picturesque views of the sea and the open countryside. The fully fitted kitchen offers a range of integrated appliances and generous worktop space and laundry cupboard. There are two double bedrooms, both bright and airy and allowing for free standing furniture. The master also benefits from an en suite comprising walk-in shower, wash hand basin, WC and towel rail. The master also provides access to the private courtyard. The family shower room completes the property internally with walk-in shower, wash hand basin, WC and towel rail.

Externally the property is covered. The secure courtyard is low maintenance and the perfect place to unwind. This property also benefits from; LPG fired heating system, full double glazing, more than adequate parking to accommodate residents and visitors alike.







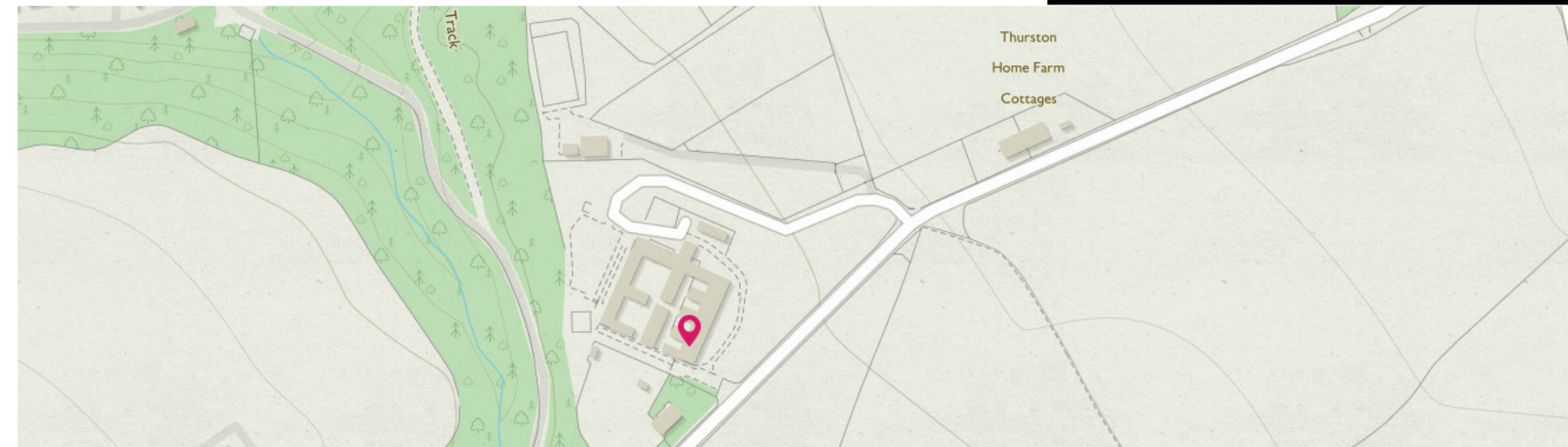




Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	8.50m (27'11") x 4.91m (16'1")
Kitchen	3.97m (13') x 2.42m (7'11")
Bedroom 1	4.35m (14'3") x 2.86m (9'5")
En-suite	2.85m (9'4") x 1.93m (6'4")
Bedroom 2	3.37m (11'1") x 2.00m (6'7")
Shower Room	1.81m (5'11") x 1.63m (5'4")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>  
EPC Rating: D







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