



## OLD POST OFFICE

Main Street, Tynninghame, Dunbar, East Lothian, EH42 1XL



1

Public Room



3

Bedrooms



2

Bathroom





# OLD POST OFFICE

**T**his charming B-Listed detached residence stands proudly in the heart of picturesque Tynninghame, accompanied by a neat side garden and unrestricted parking on the street. The well-proportioned interiors are exceptionally bright and airy, with a contemporary, understated finish. The living room (with a cosy log burner) and the social dining kitchen both span the depth of the house with a dual-aspect outlook. On the first floor, there are three double bedrooms, including a generous principal bedroom with storage and an en-suite shower room, as well as a separate family shower room.



**F**  
EPC  
RATING

**D**  
COUNCIL  
TAX BAND

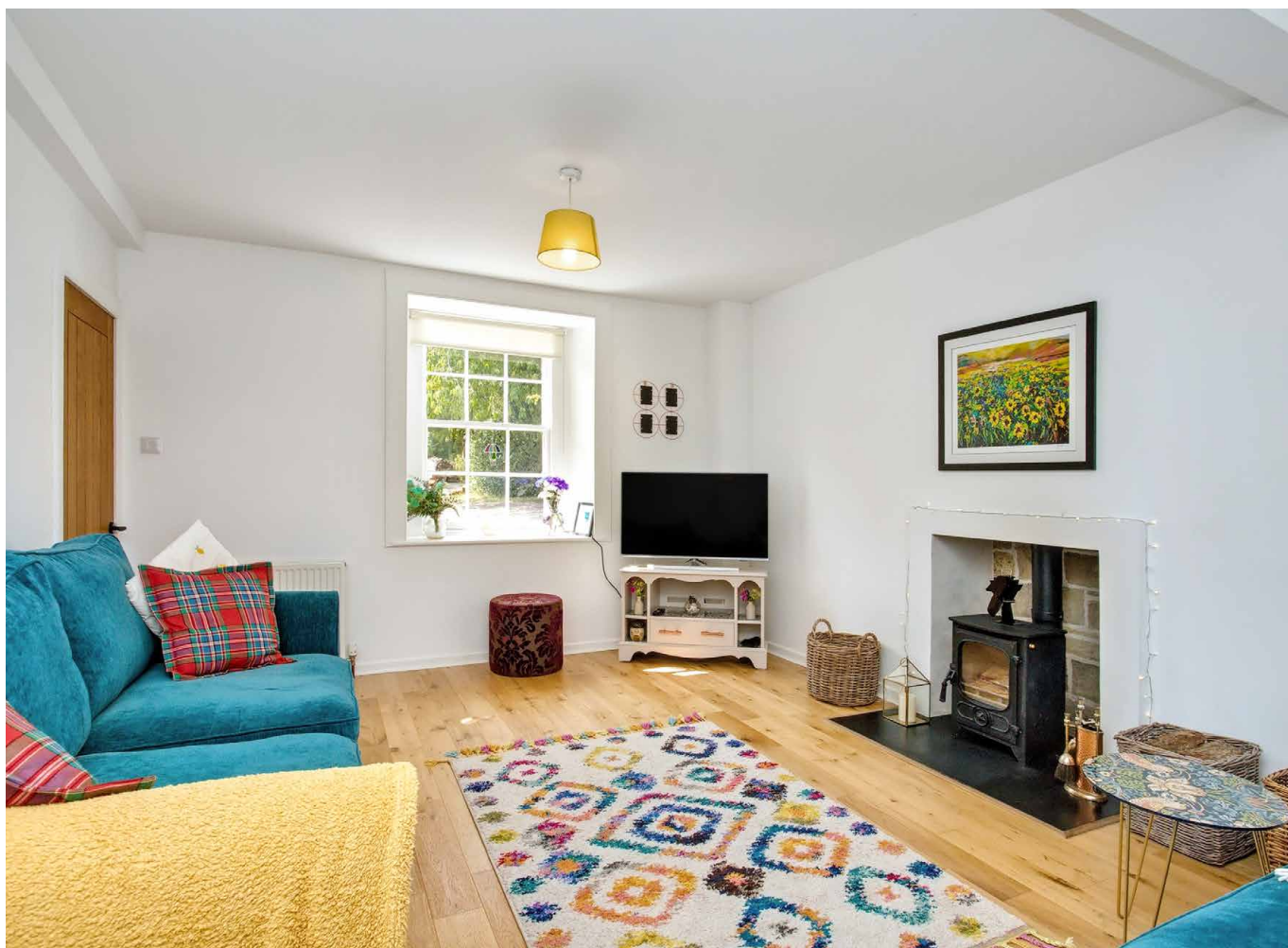
**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- Detached B-Listed house in a charming conservation village
- Bright and spacious minimalist interiors
- Welcoming entrance hall with storage
- Comfortable living room with a log burner
- Country-style contemporary kitchen with a social dining area
- Generous principal bedroom with storage and a luxury shower room
- Two further double bedrooms with storage
- Second modern shower room
- Neat side garden with an attached store
- Unrestricted on-street parking









Extras: All fitted floor and window coverings and light fittings are included.





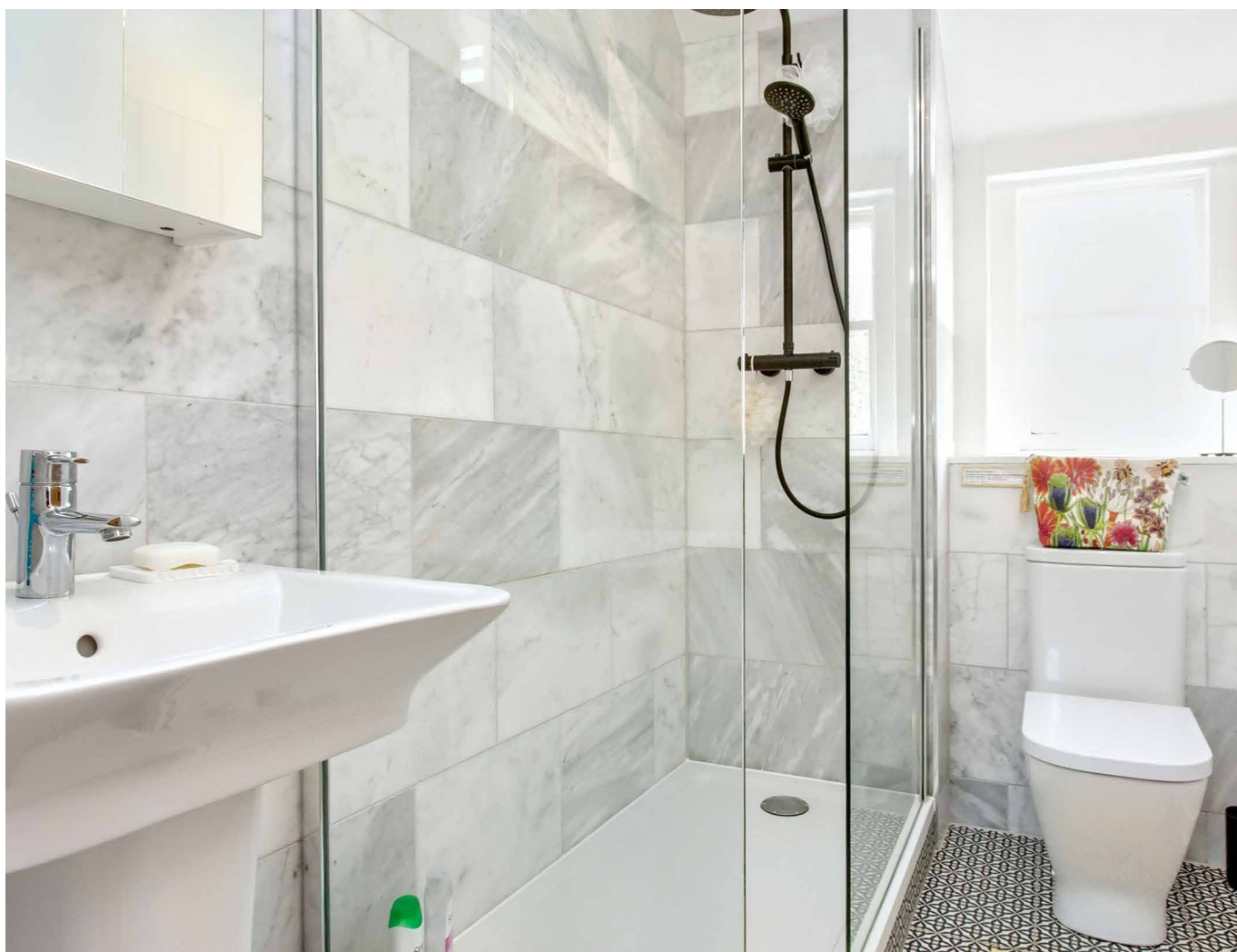




















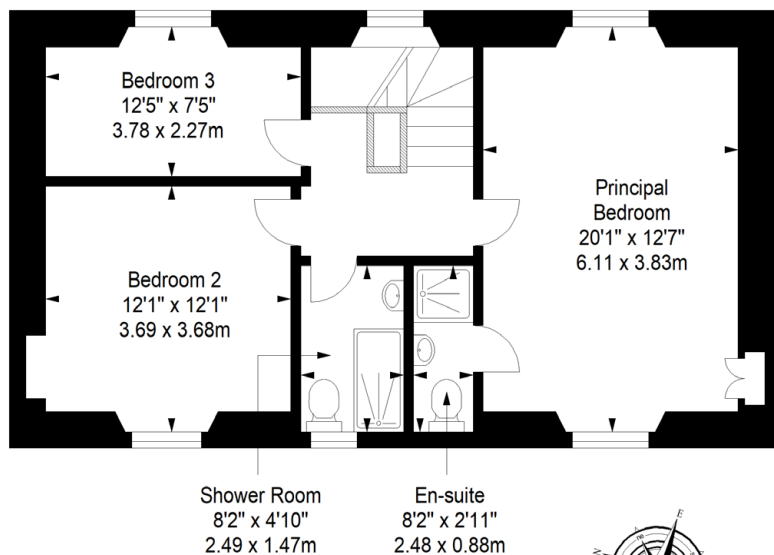
## TYNINGHAME, EAST LoTHIAN

Tynninghame is a picturesque conservation village nestled in the scenic East Lothian countryside, enviably close to the coast. This quaint area offers an ideal village lifestyle with an easy commute into Edinburgh, approximately 25 miles away, by road or local rail links. Village residents benefit from bus connections, an eat-in and takeaway coffee shop, a village hall hosting regular events – including a summer fair and BYOB pub nights – and a community farm offering vegetable deliveries. Less than two miles away, the equally delightful village of East Linton offers good local amenities, such as a Post Office, a convenience store, an award-winning butcher's shop, restaurants, and hotels. Extensive shopping is available in nearby North Berwick, Dunbar, and Haddington – all accessible by car in under 15 minutes – where you can find all the necessary amenities, local boutiques, and large supermarkets. Tynninghame's stunning natural backdrop presents enticing opportunities for exploring woodlands and vibrant farmland, along with the remote golden sands of Tynninghame Beach, which looks out to the Bass Rock. The salt marshes and captivating birdlife of John Muir Country Park are also close by. For golf enthusiasts, the county boasts a wealth of renowned courses with magnificent greens and fairways. Indoor leisure centres can be found in North Berwick, Dunbar, and Haddington, all of which offer swimming pools, gyms, and fitness classes. Neighbouring East Linton provides an excellent local primary school, with secondary schooling available in Dunbar. There are swift links to the A1, as well as train services from neighbouring East Linton running regularly to Edinburgh and Berwick-upon-Tweed.

# FLOORPLAN

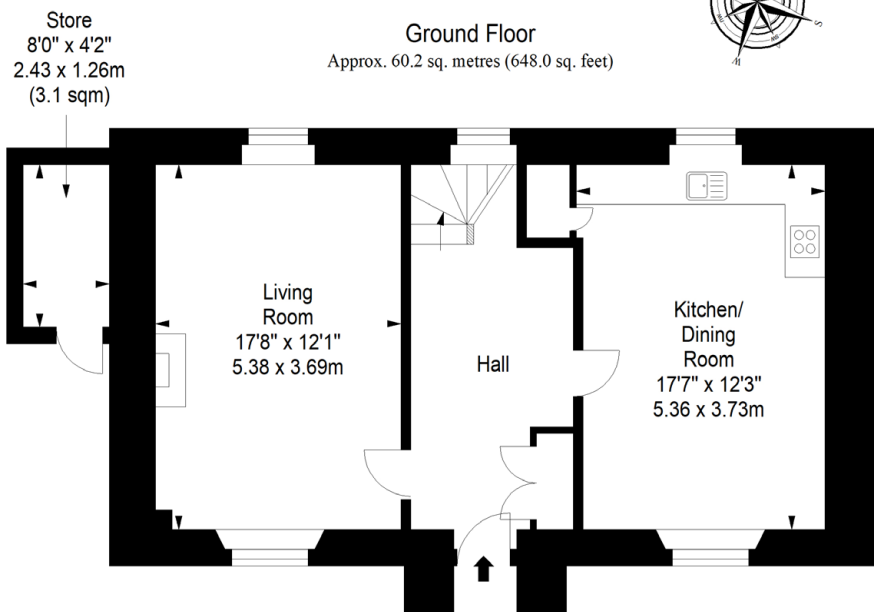
## First Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



## Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



Total area: approx. 123.2 sq. metres (1326.1 sq. feet)



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