



5 West Meikle Pinkerton Cottages

DUNBAR, EH42 1RX

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled in a quiet courtyard, surrounded by open countryside, this three-bedroom mid-terrace cottage promises a wonderful semi-rural lifestyle. The front door welcomes you into a hallway adorned with handsome wooden flooring and modern décor. Lying to your right is the south-facing sitting room, featuring exposed beams and a log-burning stove. Adjacent lies a modern light-filled breakfasting kitchen with garden access. U-shaped in design cream wall and floor units sit alongside oak-effect worktops and a mosaic tiled splashback. Along with a Belfast sink, high-quality integrated appliances include an induction hob, eye-level grill, oven, and extractor hood. Completing this floor is a comfortable rear double bedroom and stylish WC. Ascending the staircase to the first floor you arrive at a good-sized skylit landing and two double bedrooms. The south-facing principal bedroom with has wall-to-wall built-in wardrobes and is a serene retreat whilst the bedroom to the rear enjoys a delightful aspect of the garden and surrounding

landscape. The first floor has a well-appointed bathroom equipped with a shower cubicle, bath, WC, and washbasin. The rear garden is a haven for gardening enthusiasts. Boasting a manicured lawn, bordered by raised sleeper beds and a variety of colourful flowers and plants. Sandstone paving provides two tranquil seating areas. There is residents' parking to the front.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and integrated appliances will be included - oven, grill, hob, extractor fan and washing machine. The free-standing fridge-freezer and garden furniture is also included.



PROPERTY FEATURES

- ❑ Three-bedroom mid-terrace cottage
- ❑ South-facing sitting room
- ❑ Modern breakfasting kitchen with garden access
- ❑ Modern WC
- ❑ Three double bedrooms
- ❑ Well appointed bathroom
- ❑ Beautifully landscaped rear garden
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Electric heating and wood burning stove
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, 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.

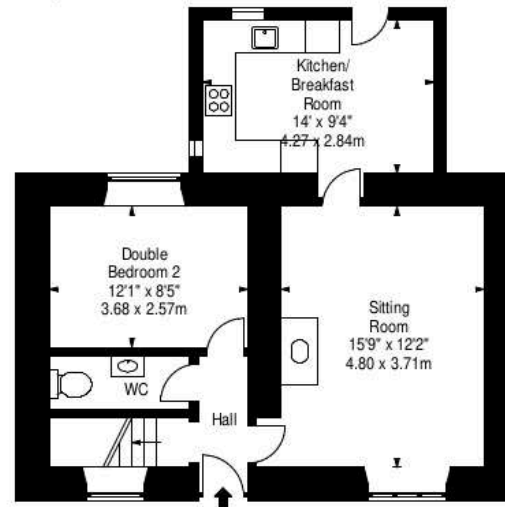
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



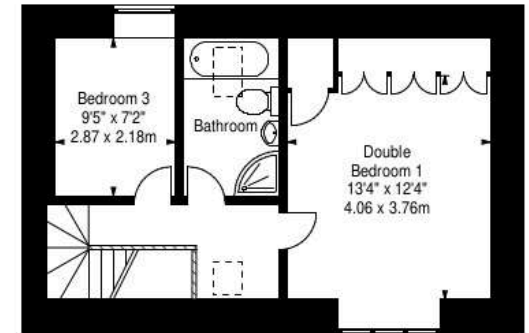
**West Meikle Pinkerton Cottages,
Dunbar,
East Lothian, EH42 1RX**



Approx. Gross Internal Area
1010 Sq Ft - 93.83 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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PARIS STEELE Property

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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