



5 West Meikle Pinkerton Cottages

DUNBAR, EAST LOTHIAN, EH42 1RX

Property
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A stunning red sandstone cottage in a picturesque countryside setting. 3-bedrooms, bright and well presented.



PROPERTY DESCRIPTION

Nestled in a quiet courtyard of similar properties and surrounded by picturesque open countryside, this three-bedroom mid-terrace cottage on the outskirts of Dunbar, promises a wonderful semi-rural lifestyle.

From its charming red sandstone façade, the front door welcomes you into a light and airy hallway adorned with handsome wooden flooring and a crisp neutral décor. Lying to your right is a spacious south-facing sitting room overlooking the shared courtyard to the front. Featuring exposed beams, wooden flooring, and a log-burning stove it exudes a warm and rustic ambience, making it ideal for moments of relaxation and entertaining. Adjacent lies a modern light-filled breakfasting kitchen with direct 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. Tastefully decorated it is very much at the heart of this home. Completing this floor is a comfortable rear double bedroom and a stylish WC.

Ascending the carpeted staircase to the first floor you arrive at a good-sized skylit landing and two double bedrooms. The south-facing principal bedroom with plush carpeting and wall-to-wall

built-in wardrobes is a serene retreat whilst the bedroom to the rear enjoys a delightful aspect of the garden and surrounding landscape. The first-floor layout is rounded off by a well-appointed bathroom equipped with a bath, WC, and washbasin.

Externally, the delightful rear garden with panoramic countryside views is an idyllic haven for gardening enthusiasts, relaxation, entertaining, and family life. The manicured lawn is the centrepiece, bordered by raised sleeper beds and a variety of colourful flowers and plants. Sandstone paving provides two tranquil seating areas in which to unwind and take in the natural landscape. There is residents' parking to the front.

FIXTURES & FITTINGS

All floor coverings, light fixtures, blinds, integrated appliances and white goods will be included in the sale.



PROPERTY FEATURES

- α Three-bedroom mid-terrace cottage
- α South-facing sitting room
- α Modern breakfasting kitchen with garden access
- α Three double bedrooms
- α Bathroom
- α WC
- α Beautifully landscaped rear garden
- α Residents' parking
- α Double glazing
- α Heat pump & Immersion system
- α EPC - C
- α Council tax band - D

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, 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.

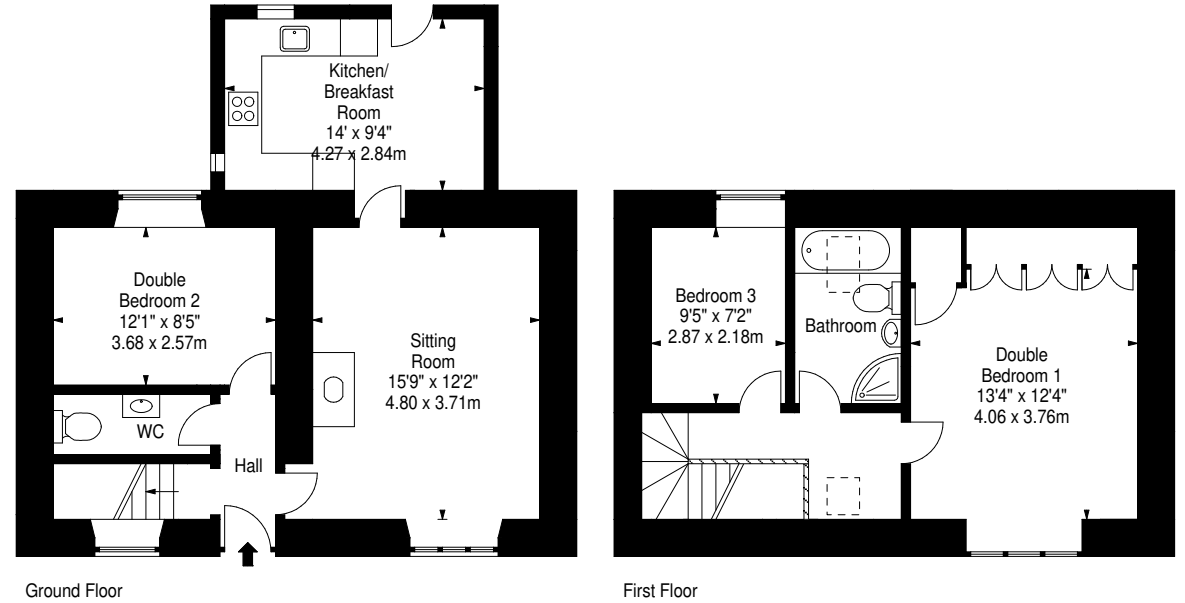
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**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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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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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.

