



Village Lodge

TYNINGHAME, EH42 1XW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Offering a surprisingly spacious layout, abundant shelving is ideal for relaxation and family life. natural light, and well-presented interiors, this rarely available four-bedroom steading in the charming conservation village of Tynninghame presents an outstanding opportunity.

Complete with an enclosed garden and private parking, the home combines practicality with character, while its pantile roof and distinctive blush-pink stonework ensure a wonderful first impression.

From the entrance hallway, you are welcomed into a bright and spacious dual-aspect sitting room. Tastefully decorated, this warm and inviting space featuring an open fireplace framed by bespoke

From here, you move into a versatile dining room opening to the rear garden and adorned with handsome wooden flooring, a neutral décor, built-in storage, and a wood-burning stove.

A door then leads into a dual-aspect breakfasting kitchen that allows for casual and formal dining. Thoughtfully designed, it is fitted with oak-effect wall and floor units, a tiled splashback, worktops, an oven, and a range cooker. Further storage is provided for by a utility room with garden access.





At the opposite end of the home, the principal double bedroom is light, airy, and generously proportioned, with dual-aspect windows and an en-suite bathroom complete with bath, WC, and washbasin. A second double bedroom and a wet room complete the ground floor.

Carpeted stairs then lead to two good-sized double bedrooms, each with built-in storage and VELUX windows. These rooms share a well-appointed family bathroom, making them perfect for guests, children, or visiting friends. The first floor is completed by a carpeted attic room, enhanced by a VELUX window that fills the space with natural light, an ideal retreat for older children or a flexible area to suit a variety of needs.

Externally, the east-facing rear garden offers a tranquil outdoor haven, featuring a generous lawn edged with neat hedging and plants. A charming seating area provides the perfect spot to relax. At the foot of the garden, open views across rolling fields and woodland create a truly picturesque outlook. There is a detached garage for off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, Rayburn cooker, integrated electric hob, electric oven, fridge and dishwasher are included in the sale. In the utility room the freezer, washing machine and tumble dryer will also be included - these are all fully functioning, but with no guarantees or warranty. The custom made book cases on the stairs, landing, and bedroom upstairs, and the antique striped regency sofa in the sitting room will also be included.





PROPERTY FEATURES

- ❑ Four-bedroom steading home
- ❑ Bright and spacious dual-aspect sitting room
- ❑ Versatile dining room
- ❑ Breakfasting kitchen
- ❑ Utility
- ❑ Four double bedrooms, one with en-suite bathroom
- ❑ Wet room and family bathroom
- ❑ Attic room
- ❑ East-facing rear garden
- ❑ Oil fired boiler
- ❑ Double and single glazing
- ❑ Detached garage
- ❑ EPC - F
- ❑ Council tax band - G

TYNINGHAME

Twenty-five miles from Edinburgh and eight miles from Dunbar, Tynninghame is a picturesque East Lothian conservation village. The village itself has a popular café, the Tynninghame Smithy, along with a village hall that holds local events.

Further amenities, including the renowned Bostock Bakery, convenience stores, and two pubs, The Crown and Kitchen, and Linton Hotel, are to be found in nearby East Linton. Boasting a bustling high street along with a large ASDA, Dunbar is perfect for larger shopping requirements.

For outdoor pursuits, Tynninghame Beach is widely regarded as one of the finest in the south of Scotland, while the nearby John Muir Country Park is perfect for scenic walks. Dunbar, famous for its scenic harbour and beach, provides further leisure opportunities with a leisure centre featuring a swimming pool, flumes, and fitness classes. Other family-friendly attractions, such as East Links Family Park and Foxlake Adventures, are just a short drive. The area is also renowned for its exceptional golf, with highly regarded courses at Gullane, North Berwick, and beyond.

There is well-regarded local schooling at East Linton Primary School and Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh, with further choices in Edinburgh.

Haddington, East Linton, and Dunbar Train Station on the London trainline provide swift links to Edinburgh, and there is convenient access to the A1 making it easy to commute by car.





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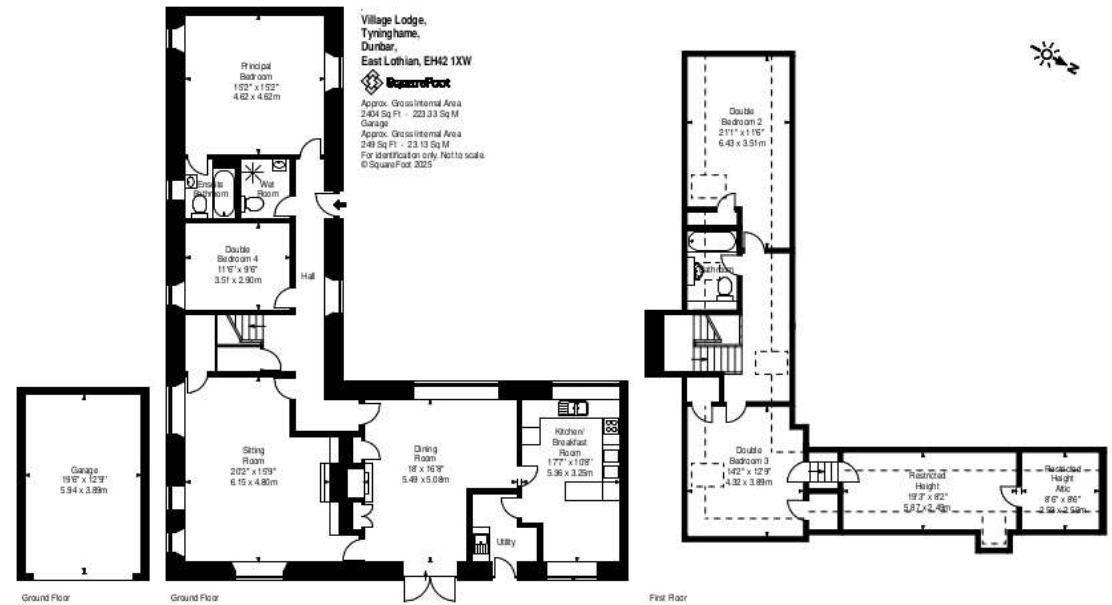
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Please Note:

- 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.
- The Home Report and more information for this property is available from www.parissteele.com
- 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.
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