



## 2 Tynefield Cottages

DUNBAR, EH42 1XG

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Boasting idyllic uninterrupted views of open fields and the surrounding countryside this two-bedroom semi-detached cottage with a tranquil rear garden, just minutes from Dunbar, Haddington, and East Linton, presents an excellent opportunity for a peaceful rural lifestyle close to amenities. The property also benefits from excellent public transport via a road end bus stop (X7), and with Dunbar and East Linton train stations nearby.

A welcoming entrance vestibule and hallway ushers you through to a south-facing sitting room. Opening into the adjoining conservatory this bright and spacious room boasting carpeting, a soft neutral colour palette and log-burning stove in a brick mantle exudes a warm and inviting ambience. With panoramic garden views, the south-facing conservatory enhances the property's living space even further offering a place to dine, relax and entertain. Modern in design the kitchen features grey base units alongside solid oak worktops and an

integrated hob, oven, and extractor hood. South-facing and with carpeting and a serene colour scheme the principal double bedroom enjoys a tranquil garden aspect whilst the second double bedroom is as inviting. They share access to a sleek contemporary shower room.

Externally, the mature rear garden with its lawn, established borders and plants along with its spectacular south-facing rural aspect, provides an enviable retreat enhanced further by the presence of a greenhouse and vegetable beds. There is ample parking to the front alongside two garden sheds, ideal for storage.

## FIXTURES & FITTINGS

All fitted floor coverings, curtains, integrated hob, oven, extractor hood, fridge-freezer, and semi-integrated washing machine will be included in the sale.





## PROPERTY FEATURES

- Two-bedroom semi-detached cottage
- South-facing sitting room and conservatory
- Modern kitchen
- Two double bedrooms
- Stylish contemporary shower room
- South-facing rear garden with stunning views
- Triple glazing
- Private drainage via septic tank
- LPG Heating
- EPC - F
- Council tax band - C
- Tenure - Freehold

## DUNBAR

The small and friendly community of Tynfield lies close to Dunbar, Haddington, and East Linton surrounded by picturesque rolling fields and countryside.

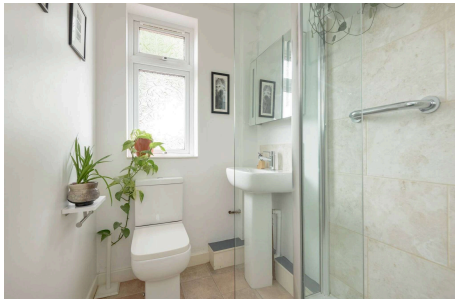
Dunbar, three miles away, is a picturesque, friendly, and historic East Lothian coastal town.

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 Lammermuir Hills, 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.

Excellent public transport options with the X7 bus stop at the entrance road end, and Dunbar and East Linton Train Stations nearby, providing swift links to Edinburgh. There is convenient access to the A1 making it easy to commute by car.



## Tynefield Cottages, Dunbar, East Lothian, EH42 1XG



Approx. Gross Internal Area  
713 Sq Ft - 66.24 Sq M  
For identification only. Not to scale.  
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### PARIS STEELE

Thinking of selling your existing property?

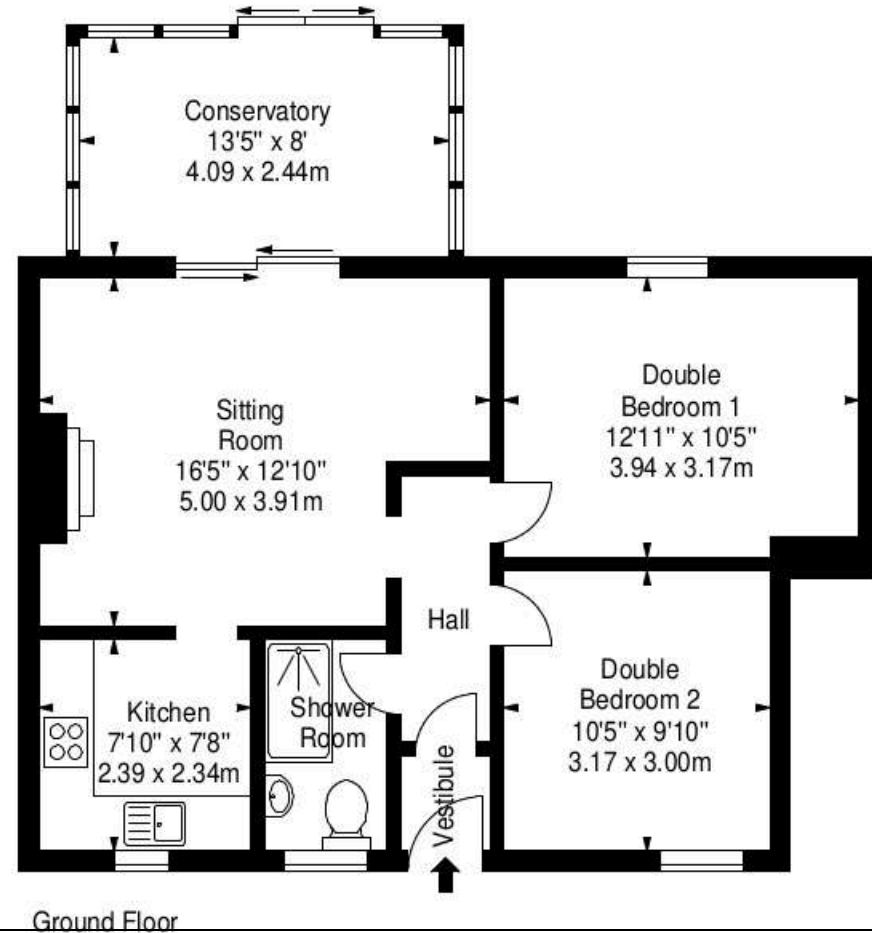
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2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any 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](mailto: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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