

COULTERS[©]

7 WESTER BROOMHOUSE COTTAGES

DUNBAR, EAST LoTHIAN, EH42 1RD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within a beautiful rural setting near Dunbar, this charming semi-detached cottage offers an idyllic lifestyle surrounded by peaceful countryside while remaining within easy reach of local amenities and transport links. Full of warmth and character, the property enjoys a wonderfully tranquil position with exceptional outdoor space that is sure to appeal to those seeking a quieter pace of life. There is also potential to extend the property, subject to the necessary planning consents and appropriate documentation.

The welcoming sitting room is a particularly cosy space, enjoying a beautiful outlook to the front of the property and centred around an attractive feature fireplace, creating the perfect setting to relax and unwind.



KEY FEATURES



A charming semi-detached cottage.



Two bedrooms with built in storage.



Generous and beautifully presented private front and rear gardens.



Private car parking.



Approximately 1 mile from Dunbar amenities and transport links.



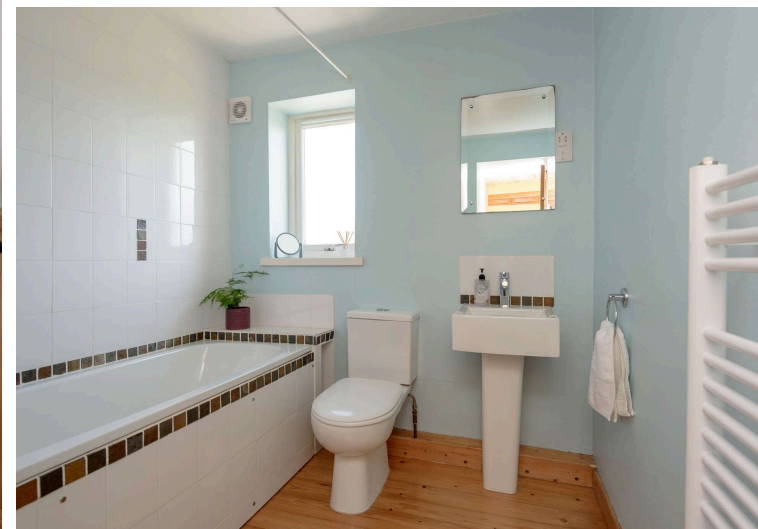
Peacefully situated in a beautiful rural setting.



EPC Rating - D



Council Tax Band - D



Leading directly from the sitting room, the kitchen provides ample storage and generous worktop space alongside room for dining, with direct access out to the garden making it ideal for everyday living and entertaining alike. The accommodation further comprises two well-proportioned bedrooms, both benefitting from built-in storage, and a generous family bathroom fitted with an overhead shower. An attic space provides useful additional storage.

Externally, the property truly excels with its exceptional garden grounds, offering an abundance of outdoor space to enjoy throughout the seasons. The gardens feature vegetable patches, expansive lawned areas and a delightful outdoor seating area, perfect for al fresco dining or simply taking in the surrounding countryside. Private parking adds further convenience to this charming rural home.





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, washing machine are included in the sales price.

HOME REPORT VALUATION: £200,000



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Dunbar,
East Lothian, EH42 1RD**



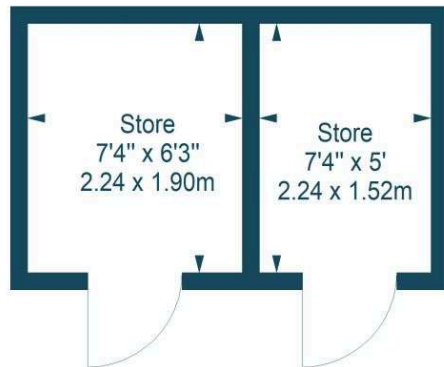
Approx. Gross Internal Area
717 Sq Ft - 66.61 Sq M

Stores

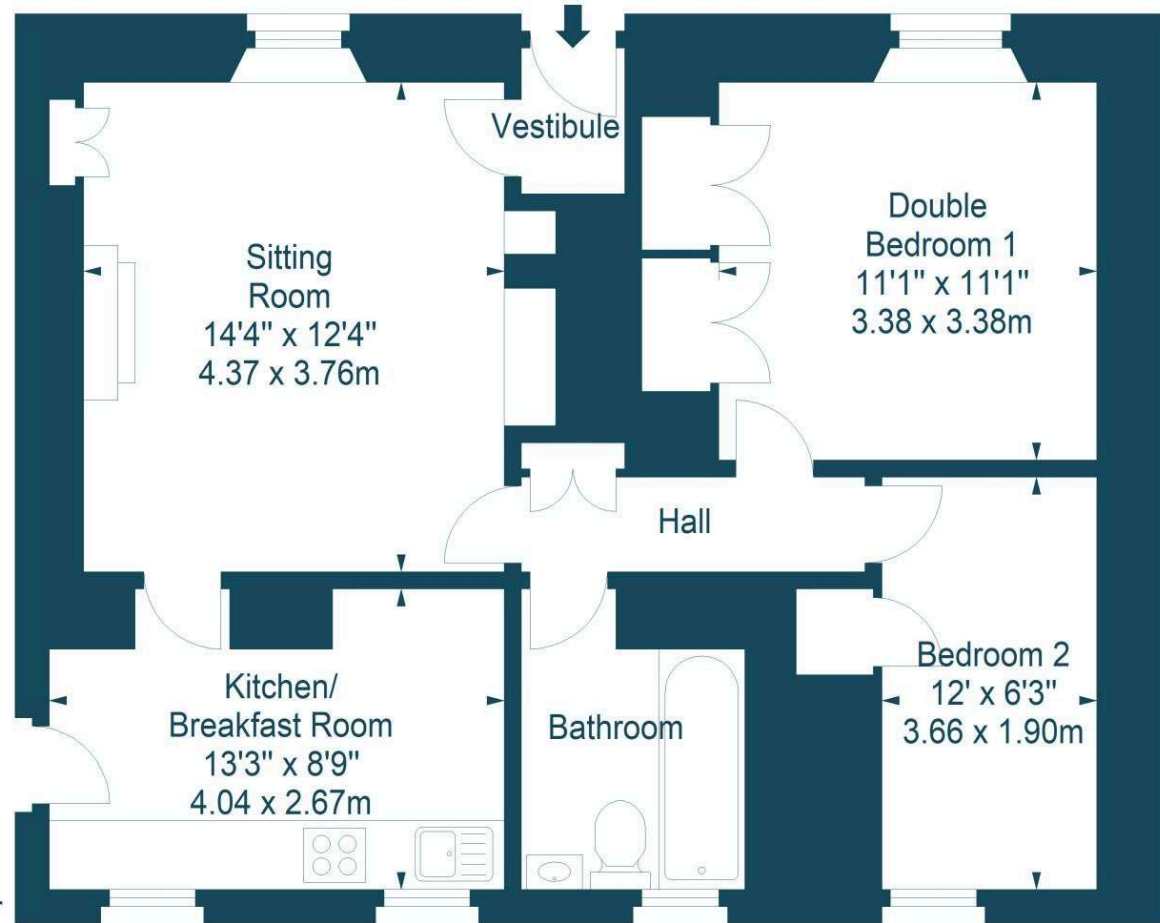
Approx. Gross Internal Area
85 Sq Ft - 7.90 Sq M

For identification only. Not to scale.

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Ground Floor



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.