










Offers Over  
**£700,000**

## 1 Tynninghame Mains

Tynninghame, Dunbar, EH42 1XW

A fantastic opportunity has arisen to acquire this rarely available and truly stunning end-terrace standing conversion, set within private gardens and benefitting from a driveway and garage. Nestled in the picturesque conservation village of Tynninghame, near Dunbar in East Lothian, the property offers an excellent opportunity to enjoy village living in one of Scotland's most sought-after coastal locations.

-  4 Bedrooms
-  3 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - G



## Description

The accommodation, which has been upgraded to a very high standard by the present owners, would make an ideal purchase for growing families seeking a fine family home in a sought-after location. In brief, the subjects comprise; entrance hallway, light and airy reception room complete with a log burner and French doors providing access to the rear garden, spacious dining room, beautiful sun room with patio doors to the rear garden, stylish modern fitted kitchen with Aga cooker, fridge/freezer and integrated dishwasher, and a useful utility room with door to the garage and access to a study on the first floor.

There is a well-proportioned principal bedroom with fitted wardrobes and en-suite shower room, a further good-sized double bedroom, and a contemporary family shower room.

Leading to the upper floor, there is a spacious landing which could be utilised as an office or family room/nook, together with two additional good-sized double bedrooms – one of them with en-suite bathroom. Further benefits include double glazing (with new windows installed on the ground floor in 2025), excellent storage provision, and an EV charger located outside the garage.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the Aga cooker and integrated dishwasher.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door and EV charger.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The picturesque conservation village of Tynninghame, set just outside the popular coastal town of Dunbar, offers an idyllic rural setting within easy reach of excellent local amenities. Renowned for its charming period properties and peaceful atmosphere, Tynninghame enjoys a strong sense of community and is surrounded by unspoilt East Lothian countryside. The nearby town of Dunbar features a thriving high street with a fantastic range of boutique shops, cafés, and pubs, along with a large Asda store and garden centre. Forming part of Scotland's famous Golf Coast, the area boasts an excellent selection of courses, including those in and around Dunbar. Tynninghame is ideally positioned for access to some of the area's most beautiful outdoor spaces, including the stunning Tynninghame Beach and the wider John Muir Country Park, offering miles of sandy shoreline, woodland walks, and nature trails. For commuters, Dunbar provides a frequent rail service to Edinburgh city centre and surrounding towns and villages, while the nearby A1 ensures convenient access to Scotland's main arterial road network.





Approx. Gross Internal Floor Area 214 Sq M / 2299 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

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- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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