

COULTERS[©]

2 TORRY WYND

DUNBAR, EAST LoTHIAN, EH42 1XZ

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

2 Torry Wynd is a beautifully presented, detached three-bedroom home, forming part of a modern development in the popular coastal town of Dunbar, East Lothian. This stylish property, in excellent order throughout, is well laid out for modern living and benefits from a mature, secluded private garden with summerhouse. Overlooking the rear garden, and with patio doors providing direct access outside, the sitting room is a welcoming and comfortable space with attractive wood flooring that helps reflect natural light through the room. The flooring continues through to the bright dining room, which is also to the rear.

KEY FEATURES



Beautifully presented detached modern home.



Three double bedrooms, one with en-suite.



Established, secluded private garden with summerhouse.



Garage and driveway with space for at least two cars.



Located in the popular coastal town of Dunbar, East Lothian.



An array of local amenities.



EPC Rating - C



Council Tax Band - E



The contemporary fitted kitchen has ample wall and base units, incorporating an electric hob, oven, extractor hood, dishwasher, and washing machine. There is plenty of space for a table and chairs. A convenient WC is also located at ground level.

On the first floor, the principal bedroom enjoys a charming view over the rear garden and benefits from an en-suite shower room (with shower, WC, electric de-mister mirror and wash hand basin). There are two further double bedrooms and a sophisticated, recently upgraded shower room with a walk-in rainfall shower, WC and wash-hand basin. Heating and hot water are provided by gas central heating and there is double glazing.





MORE INFORMATION

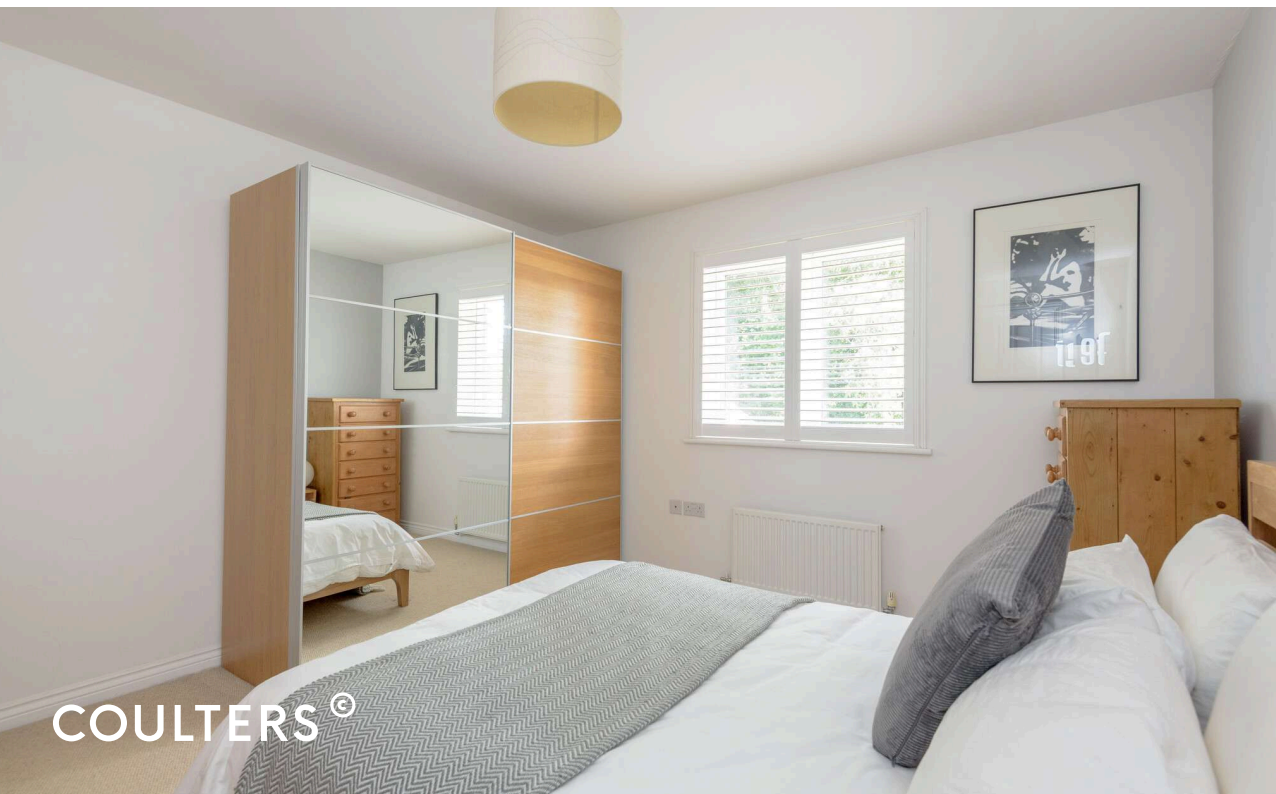
Externally, the front garden is mainly laid to lawn, with a path and driveway comfortably accommodating at least two cars. There is also a single garage. Unrestricted parking is also available on the street.

The secluded private garden to the rear is a delightful retreat, surrounded by established hedges and planting, with a charming summer house to allow enjoyment of the garden in all weathers.

EXTRAS

All fitted floor coverings, carpets, blinds, shutters, light fittings, the hob, oven, dishwasher, washing machine, the wall-mounted TV, soundbar and home entertainment cabinet, the summerhouse and garden tool store are included in the sales price. The American-style fridge/freezer and string shelving are available for separate negotiation. The property benefits from gas central heating and is fully double-glazed.

The development is factored by Hacking and Paterson with an approximate annual fee of £200.









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.

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Dunbar,
East Lothian, EH42 1XZ



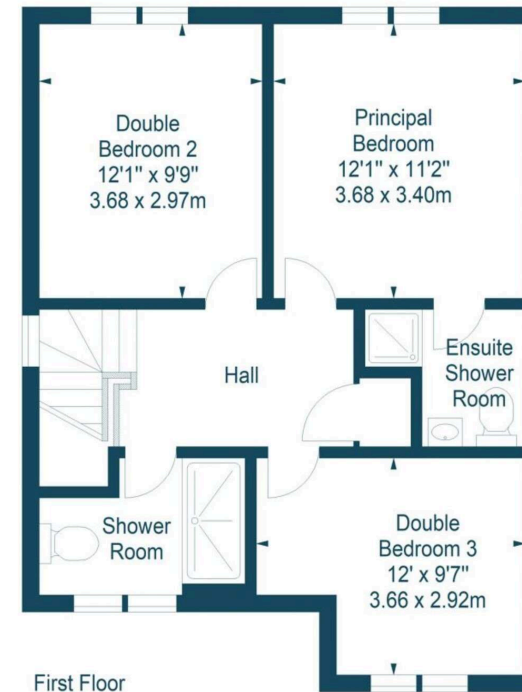
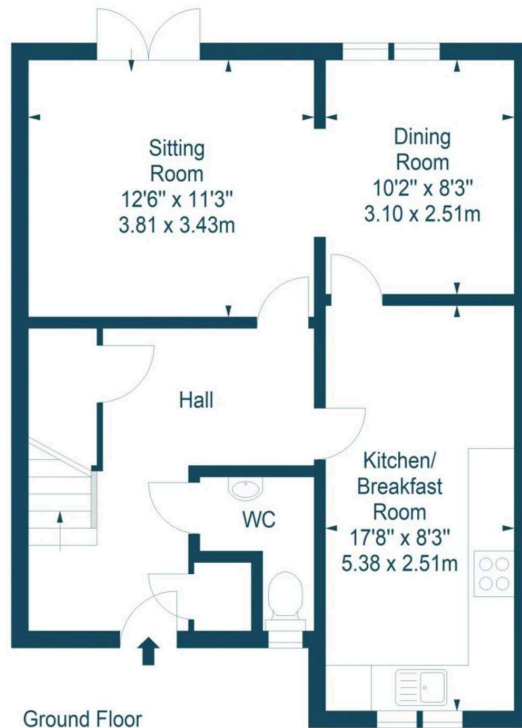
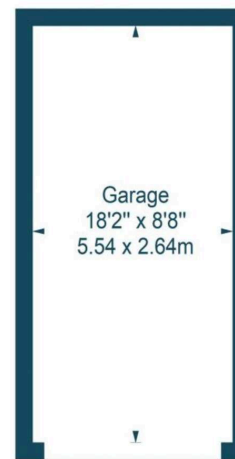
Approx. Gross Internal Area
1120 Sq Ft - 104.05 Sq M

Garage

Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M

For identification only. Not to scale.

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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.