

COULTERS[©]

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6 EASTER MEIKLE PINKERTON

DUNBAR, EAST LoTHIAN, EH42 1RX

3 BED

1 BATH

2 PUBLIC



TAKE A LOOK INSIDE

Peacefully positioned in a picturesque rural setting, 6 Easter Meikle Pinkerton is a charming three bedroom stone-built end-terraced home enjoying a tranquil location within easy reach of the village of Innerwick, with a wider range of amenities available in nearby Dunbar and excellent transport links to Edinburgh, Berwick and the stunning East Lothian coastline.

Offering bright and beautifully presented accommodation throughout, the property further benefits from private parking and a delightful private garden featuring a variety of

KEY FEATURES



Beautifully presented, end-terraced stone built cottage



Three bedrooms and excellent storage



Delightful, well established private garden with a versatile garden room



Private driveway parking



Idyllic countryside setting within easy reach of local amenities



Bright, well proportioned accommodation



EPC Rating - E



Council Tax Band - D





The well proportioned accommodation is arranged over two floors and comprises a welcoming entrance hall, an attractive sitting room with an open fire creating a lovely focal point, a dual aspect kitchen/dining room and a stylish ground floor bathroom with underfloor heating.

A wooden staircase leads to the first floor where there is a bright double bedroom with built-in wardrobes and a charming wood burning stove, a further dual aspect double bedroom also with built-in wardrobes, and a third bedroom featuring a built-in cabin bed completes the accommodation.

The property is fitted with double glazing and benefits from oil fired central heating.





THE LOCAL AREA

While in a lovely secluded rural position, the cottage is located within easy reach of the picturesque, historic coastal town of Dunbar, which is surrounded by stunning 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, Coast to Coast surf school, 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.

East Lothian is renowned for its exceptional golfing, with an array of prestigious courses including Muirfield, Luffness New Golf Club, Archerfield Links and Gullane Golf Club. The area also caters for a wide range of outdoor pursuits, from walking in the Lammermuir Hills, cycling and horse riding to sailing and surfing along the county's stunning coastline.

EXTRAS

The fitted floor coverings, curtains, blinds, light fittings, induction hob, double oven, fridge, freezer, washing machine, garden furniture, garden shed and the contents are included in the sale price. Some items of furniture also available.

HOME REPORT VALUATION: £310,000

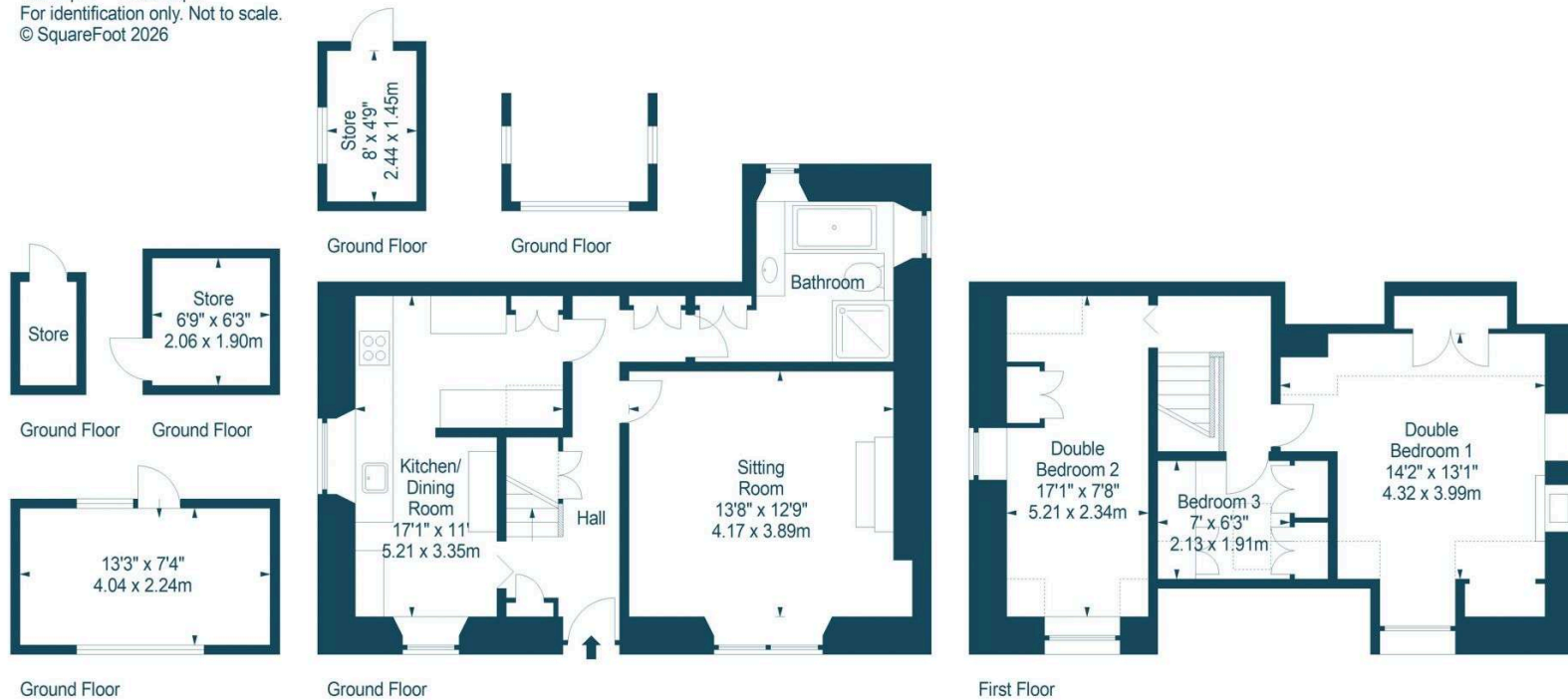




Easter Meikle Pinkerton,
Innerwick,
East Lothian,
Dunbar, EH42 1RX



Approx. Gross Internal Area
982 Sq Ft - 91.23 Sq M
Stores
Approx. Gross Internal Area
193 Sq Ft - 17.93 Sq M
For identification only. Not to scale.
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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.