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# 6 TEMPLE MAINS STEADING

DUNBAR, EAST LoTHIAN, EH42 1EF

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Forming part of an attractive stone-built steading conversion, 6 Temple Mains Steading is a beautifully presented two-bedroom end-terraced home, peacefully situated within the charming village of Innerwick. Surrounded by picturesque countryside yet conveniently located within easy reach of nearby Dunbar, the property enjoys excellent transport links to Edinburgh, Berwick-upon-Tweed and the stunning East Lothian coastline.



Occupying a desirable corner position, the property enjoys lovely open views across its private terrace and the extensive, beautifully maintained communal gardens. The bright and stylish accommodation is presented in excellent order throughout and further benefits from two allocated parking spaces.



## KEY FEATURES



Contemporary end terraced steading conversion



Two double bedrooms



Private terrace and beautifully maintained communal garden



Two allocated parking spaces



Idyllic countryside setting within easy reach of local amenities



Bright, well proportioned accommodation



EPC Rating - D



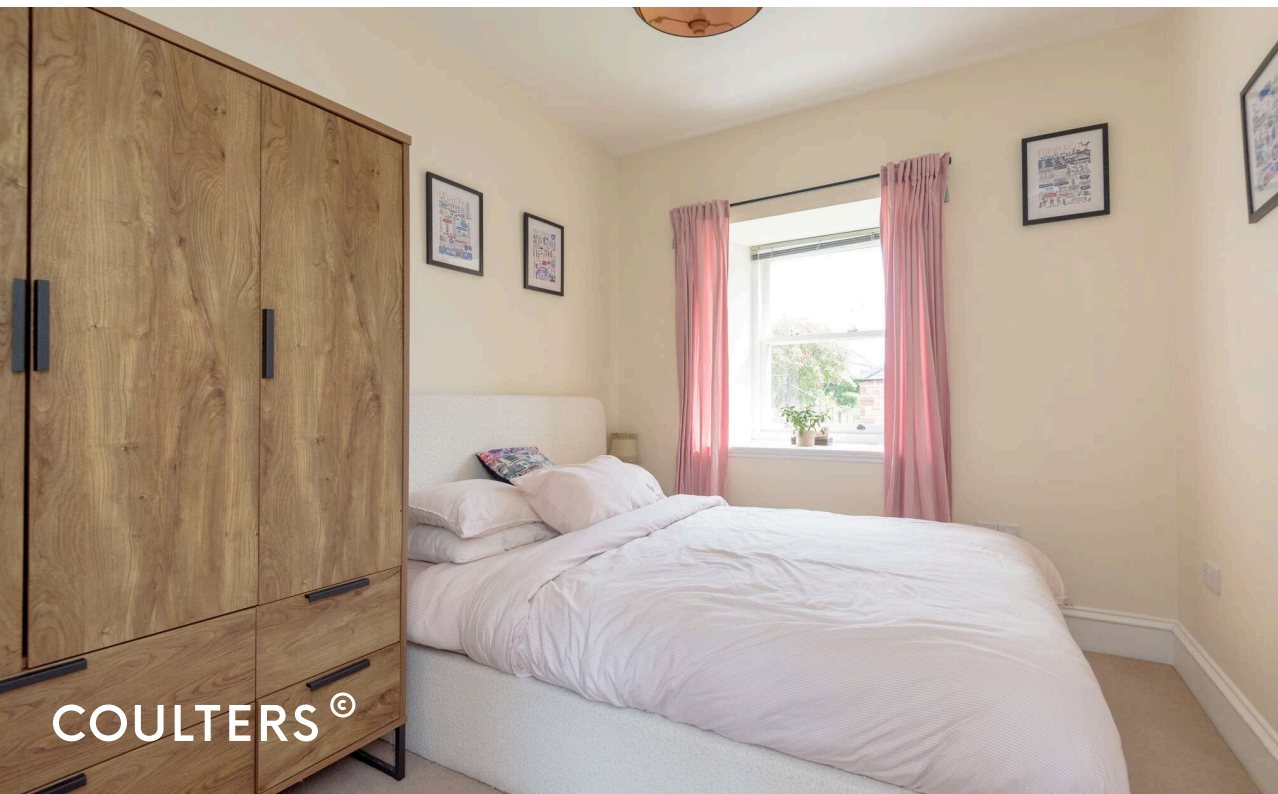
Council Tax Band - E



The accommodation comprises a welcoming entrance hallway, a spacious and light-filled sitting room with ample space for dining, and a well-appointed kitchen/breakfast room fitted with an excellent range of units, granite worktops and integrated appliances. There are two generous double bedrooms, including a principal bedroom with a dual aspect allowing for an abundance of natural light, together with a contemporary family bathroom.

Combining character, modern comfort and a peaceful village setting, this is a superb home ideally suited to a range of purchasers seeking a tranquil lifestyle within easy reach of East Lothian's many amenities and attractions.





## THE LOCAL AREA

Temple Mains Steading enjoys a peaceful setting within the picturesque village of Innerwick, surrounded by beautiful East Lothian countryside and just five miles from the vibrant coastal town of Dunbar. The village offers a welcoming community atmosphere and benefits from a well-used village hall, historic church, local supermarket and a well-regarded primary school, with secondary education available at Dunbar High School, approximately ten minutes away.

The area is particularly appealing to those who enjoy outdoor pursuits. The beautiful sandy beach at Thorntonloch is nearby, while the renowned John Muir Coastal Trail passes through the area, offering spectacular walking and cycling routes along the coastline from Dunglass to Musselburgh. The surrounding countryside also provides an abundance of scenic walks and opportunities to enjoy East Lothian's natural beauty.

Dunbar offers an excellent range of amenities including independent shops, cafés, bars, restaurants and galleries, together with a sports centre, swimming pool, riding stables, the popular East Links Family Park and the highly regarded Dunbar and Winterfield Golf Clubs. A large supermarket is also located on the outskirts of the town.

Despite its tranquil rural setting, Innerwick is exceptionally well connected. The A1 lies less than a mile away, providing convenient access to Edinburgh, Haddington and the Scottish Borders. Dunbar railway station, situated on the East Coast Main Line, offers regular services to Edinburgh, Berwick-upon-Tweed, Newcastle and London, making the area an ideal choice for commuters and those seeking a balance between country, coast and city living.

## EXTRAS

All fitted floor coverings, carpets, curtains in the bedroom, blinds, light fittings, gas hob, Smeg double oven, fridge/freezer, dishwasher and the washing machine are included in the sale. There is a Residents Association, annual costs are approximately £35.

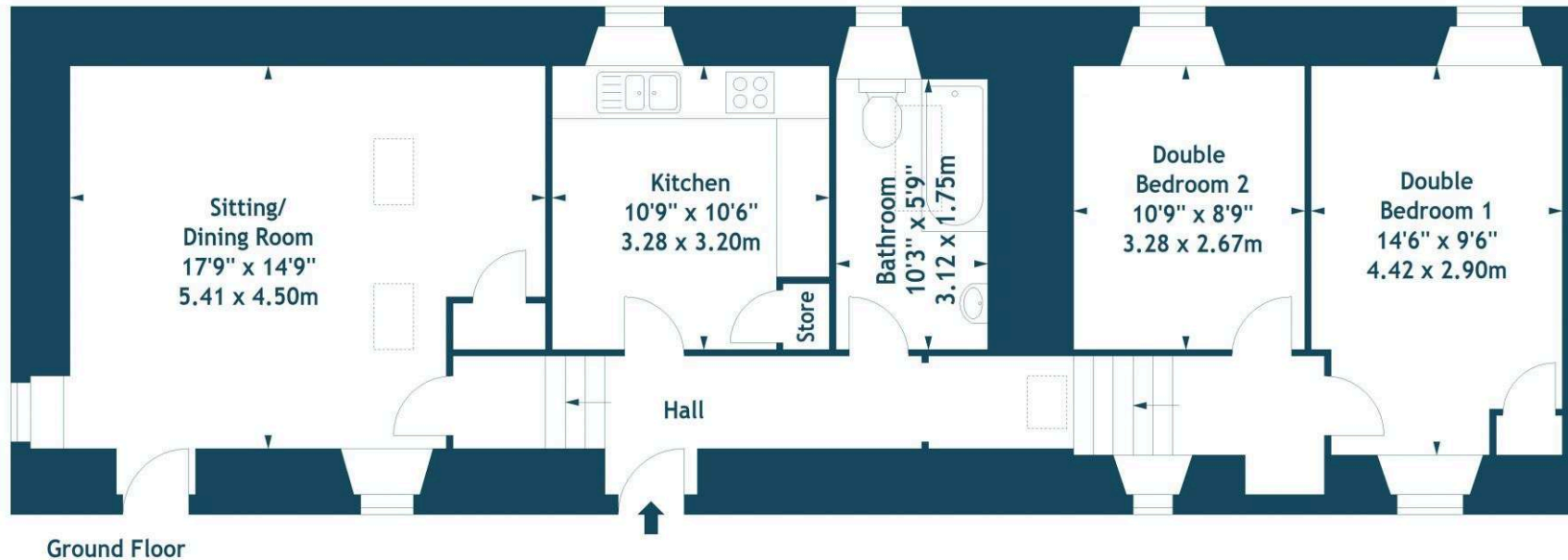
**HOME REPORT VALUATION: £250,000**



**6 Temple Mains Steading,  
Innerwick,  
Dunbar,  
East Lothian, EH42 1EF**



Approx. Gross Internal Area  
839 Sq Ft - 77.94 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.