

FOR SALE



2 TYNINGHAME MAINS

TYNINGHAME, EAST LOTHIAN, EH42 1XW

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LAND AGENTS &
CHARTERED SURVEYORS



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East Linton - 2 miles, Dunbar - 4 miles, North Berwick - 5 miles,
Edinburgh - 23 miles (all distances approximate)

A CHARMING SIX-BEDROOM STEADING CONVERSION WITH CHARACTER, SPACE AND TRANQUILITY IN THE SOUGHT-AFTER VILLAGE OF TYNINGHAME.

- Picturesque courtyard setting within conservation village.
- Ideal location for commuting being just 2 miles from East Linton railway station and only 23 miles from the City of Edinburgh.
- Beautiful family home with good schools nearby.
- Pretty, well established gardens.
- Within walking distance of the magnificent beach at Tynninghame Links and peaceful Binning Wood.

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SITUATION

Tynninghame is one of East Lothian's most picturesque and desirable villages, renowned for its traditional architecture, attractive village setting and surrounding countryside. The village lies within the Tynninghame Conservation Area and is characterised by its handsome stone and harled properties, mature trees and an appealing sense of privacy and enclosure.

2 Tynninghame Mains is incredibly well placed for access to the wider East Lothian coastline and countryside. Tynninghame Links, also known as Ravensheugh Sands, is nearby and provides access to an outstanding sandy beach backed by woodland, with dramatic views towards the Bass Rock in the North. The village itself benefits from a strong local identity, with Tynninghame Smithy providing a popular café and local destination, while East Linton, Dunbar and North Berwick offer a wider range of day-to-day services, shops, schools, restaurants, leisure facilities and rail connections.

Schooling is well catered for in the surrounding area, with primary provision available in nearby East Linton and secondary schooling in Dunbar and Haddington, including Dunbar Grammar School and Knox Academy. Belhaven Hill School, a well-regarded independent preparatory school, lies on the outskirts of Dunbar, while Edinburgh offers a wide choice of independent schools, with transport options available for pupils travelling from East Lothian.



East Linton has recently benefitted from the reopening of its railway station, providing convenient access to Edinburgh and the wider rail network. Dunbar and North Berwick also offer rail services, supermarkets and a broad range of amenities. Edinburgh is within commuting distance and provides a full range of cultural, educational, retail and professional services, together with Edinburgh Airport to the west of the city.

GENERAL DESCRIPTION

2 Tynninghame Mains is an impressive steading conversion of stone construction beneath a traditional pantile roof. The property forms part of an attractive courtyard setting which is occupied by three other properties. The property presents as a substantial family home of considerable character, combining the scale and proportions of a traditional rural building with the comfort and practicality of modern residential accommodation.

Internally, the accommodation is arranged over two floors and extends to approximately 308 sq m. The house has a generous and flexible layout, with two main reception rooms, a kitchen, utility room, garage and two ground floor bedrooms, together with four further bedrooms at first floor level. Traditional features are retained throughout. Including timber framed double glazed windows.



The accommodation is arranged over two storeys, as detailed in the accompanying floor plans:

- **Ground Floor:** Entrance hall; Living room; Utility; Kitchen/Dining Room; Drawing Room; WC and Two Bedrooms.
- **First Floor:** Principal Bedroom with en-suite and Dressing Room; three further Double Bedrooms; Bathroom, and Shower Room.

GARDENS AND GROUNDS

The property benefits from two sheltered and enclosed gardens, referred to as the Kitchen Garden and the Japanese Garden, both of which have been thoughtfully designed to create attractive, private and usable outdoor spaces. The gardens include mature planting, stone boundary walls and sheltered seating areas which are commensurate with the traditional stone elevations of the house.

To the front, private parking is provided within the shared courtyard setting, with the property also benefiting from an attached single garage. The arrangement provides practical off-street parking while retaining the character and visual appeal of the former steading courtyard.

COMPUTER GENERATED IMAGES (CGI)

Please note that the property is currently vacant and unfurnished. Some images within this brochure have been digitally enhanced using virtual staging techniques to illustrate the potential presentation and use of the accommodation. Furnishings, décor and other staged features shown are for illustrative purposes only.





GENERAL INFORMATION

SERVICES

- **Water** – Mains. The supply is metered.
- **Electricity** – Mains. The fuseboard is located within the Garage.
- **Heating** – Heating is provided by oil-fired central heating. The oil boiler and tank is located to the rear of the property. There is a wood burning stove in the Living Room and an open fireplace in the Drawing Room.
- **Sewage** – Mains.

THIRD PARTY RIGHTS & SERVITUDES

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and any other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. In particular:

The owners of 2 Tynninghame Mains are liable for a share in the cost of maintenance, repair and renewal of the access road and courtyard, on the basis of one share of the cost per individual property (¼ share).

BOUNDARY WALLS & FENCES

To the best of the Seller's knowledge, all boundary maintenance liabilities are shared equally with adjoining owners.

ACCESS

Access is via a private access road. The owners of the 2 Tynninghame have a right of access over the road subject to a maintenance obligation apportioned according to user.

FIXTURES & FITTINGS

All curtains and floor coverings are included in the sale.

LOCAL AUTHORITY

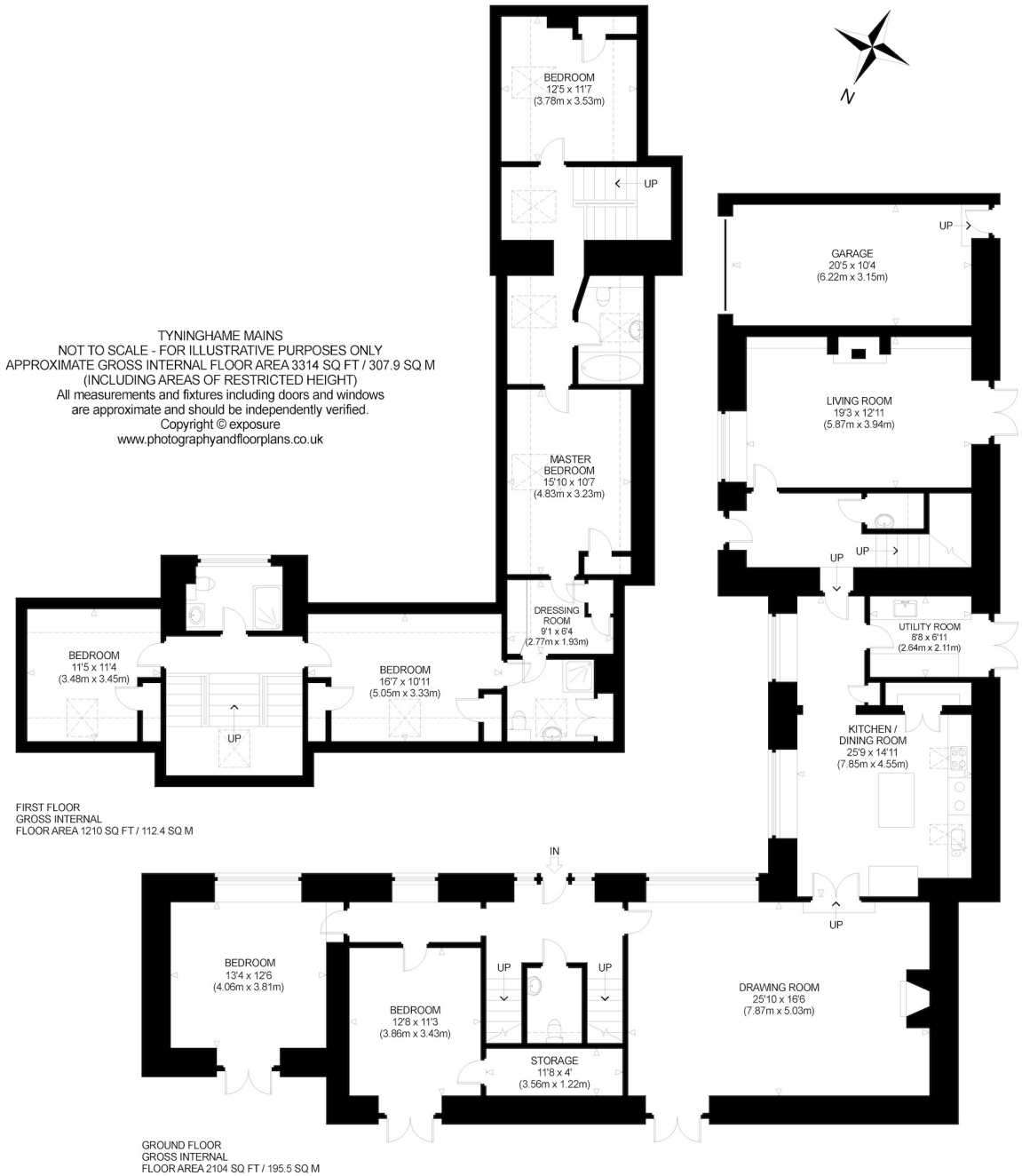
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

VIEWING

Viewings are strictly by appointment with FBR Seed Ltd. Viewers are advised to exercise caution.

DIRECTIONS

From Haddington, take the A199 eastbound towards East Linton and Dunbar, then follow signs for Tynninghame. On entering the village, continue through Tynninghame and follow the road into Tynninghame Mains, where 2 Tynninghame Mains, EH42 1XW is located.



WHAT3WORDS

///vegans.pinches.pokes

POSTCODE

EH42 1XW.

TENURE

Freehold.

METHOD OF SALE

The property is offered for sale as a whole with Vacant Possession via Private Treaty. A closing date for offers may be set, and interested parties are encouraged to register with the Selling Agents.

ENTRY AND POSSESSION

Entry and vacant possession will be by mutual agreement.

EPC RATING

Band D.

COUNCIL TAX BAND

Band G.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.



OFFERS

Offers, submitted in Scottish Legal Form, should be directed to the Selling Agents, FBR Seed Ltd. A closing date may be announced, and interested parties should register their interest after viewing the property. The Seller is not bound to accept the highest or indeed any offer.

APPORTIONMENTS

Council Tax and all other outgoing will be apportioned between the Seller and Purchaser as of the date of entry.

PLANS, AREAS AND SCHEDULES

The plans are based on the Ordnance Survey and are for reference purposes only. Purchasers must satisfy themselves regarding property descriptions, as errors or mis-statements will not annul the sale or entitle compensation.

ANTI-MONEY LAUNDERING (AML REGULATIONS)

As required under the 2017 AML Regulations, purchasers must provide identification for checks. Acceptable ID includes:

- a. Original primary (passport) and secondary (current council tax or utility bill) documents, or
 - b. Copies certified and dated by the purchaser's solicitor along with confirmation that the Selling Agents may rely on these for AML purposes.
- Failure to provide this documentation may result in offers not being considered.

GUIDE TO INTERESTED PARTIES

While every effort has been made to ensure the accuracy of this information, we encourage prospective purchasers to contact us with any queries, particularly if travelling significant distances for a viewing. These particulars were prepared in August 2026.

IMPORTANT NOTICE

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.





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