

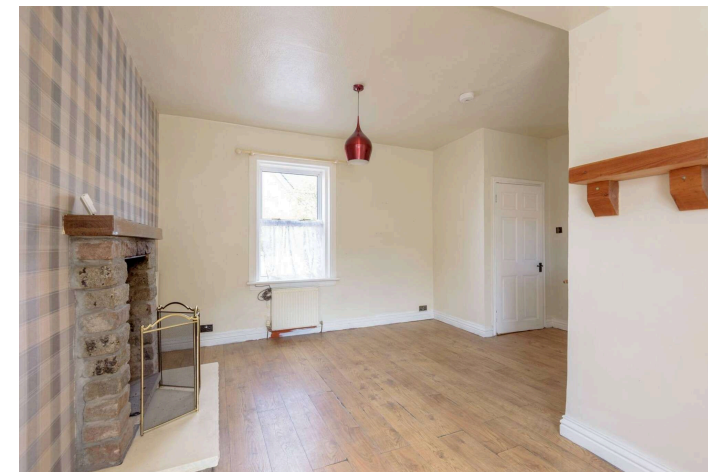


# 3 The Cottages

WEST BARNES, DUNBAR, EH42 1UQ

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](http://parissteele.com)



## PROPERTY DESCRIPTION

Nestled in the East Lothian village of West Barns, this two-bedroom traditional mid-terraced home over two levels with a south-facing rear garden offers an excellent opportunity to create a charming home tailored to your own style.

To the right of the entrance vestibule, a light and airy dual-aspect sitting and dining room features original wooden flooring, a statement accent wall, and a stone hearth. With its generous proportions and pleasant outlook over the south-facing garden, it provides an inviting space for relaxing and entertaining.

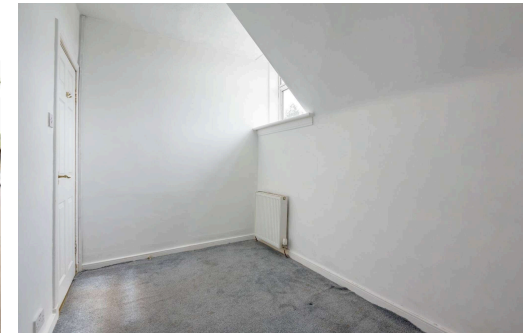
The adjoining south-facing kitchen leads directly to the rear garden and includes access to a useful small rear hall with boiler/laundry cupboard. The kitchen offers ample wall and floor units, worktops, a tiled splashback, and integrated appliances including a gas hob, oven, and extractor hood.

Upstairs, two bright bedrooms are served by a family bathroom, which would benefit from cosmetic upgrading.

Externally, the enclosed south-facing rear garden enjoys a lush lawn, established borders, and mature trees, creating a peaceful outdoor retreat. A patio area provides an ideal setting for barbecues and outdoor entertaining. There is on-street parking.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob and extractor fan will be included in the sale.



## PROPERTY FEATURES

- Two-bedroom mid-terraced home
- Bright dual-aspect sitting and dining room
- Kitchen with garden access and utility cupboard
- Two double bedrooms
- Family bathroom
- South-facing rear garden
- On-street parking
- Double glazing
- Gas central heating
- Conservation area
- EPC - D
- Council tax band - B
- Tenure - Freehold

## WEST BARNES

West Barns is a small and welcoming village in picturesque East Lothian, two miles west of scenic coastal Dunbar and approximately twenty-eight miles east of Edinburgh.

The village contains a village hall, a bistro, gallery, and convenience store, and is home to the Edinburgh Beer Factory brewery and restaurant. Dunbar boasts a wide variety of amenities that include independent retailers, galleries, cafés, restaurants, bars along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including West Barns Primary School and Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

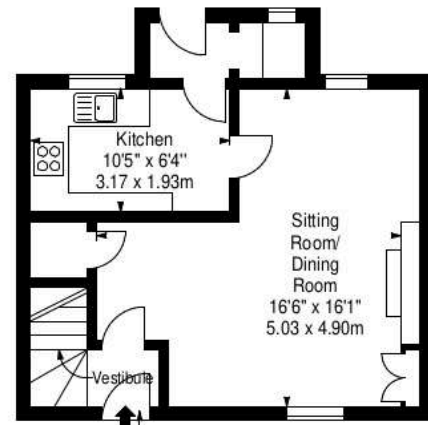
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



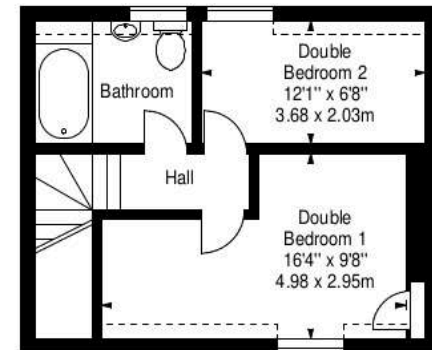
**The Cottages,  
West Barns,  
Dunbar,  
East Lothian, EH42 1UQ**



Approx. Gross Internal Area  
715 Sq Ft - 66.42 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



First Floor

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**Please Note:**

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

