



# 3 WEST MEIKLE PINKERTON

DUNBAR, EAST LoTHIAN  
EH42 1RX



1 BED



1 BATH

Promising an idyllic rural setting less than 10-minutes' drive from Dunbar, this charming one-bedroom end-terraced cottage is accompanied by a large private driveway and an expansive garden bordered by scenic open countryside



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## THE PROPERTY

- Nestled with a peaceful community, conveniently close to transport links and the vibrant town of Dunbar, this delightful one-bedroom end-terraced cottage occupies a generous plot, with a beautiful rural setting promising spectacular open views. Behind its characterful stone and rendered exterior, the cottage is tastefully presented in a lightly-toned palette throughout.
- Welcoming you into the home is a wonderfully bright vestibule fitted with honey-coloured flooring which flows through much of the property.
- From here, you step into a bright, dual-aspect kitchen boasting a uniquely-stylish finish. Perfectly complementing the richly-toned flooring is a selection of quality timber units paired with durable quartz worktops and wall-tiling enhanced by a mosaic trim. In addition to an electric cooker, further freestanding goods include a dishwasher, a fridge freezer and a washing machine, neatly hidden behind cabinet doors.
- Next door, a generous, elegantly-decorated living room offers flexible floorspace for lounge/dining furniture, and enjoys French doors opening onto a patio terrace and the garden beyond.
- Echoing the décor of the living room is a good-sized double bedroom, accessed from the kitchen via an internal hall with cupboard storage.
- The internal hall also affords access to a sumptuous bathroom laid with marbled floor tiling. Here, a WC, a basin set into a vanity storage unit, and a towel radiator accompany a luxurious sunken bathtub and a separate shower enclosure set behind a glass-block feature wall.
- Externally, due to its sizable plot, the cottage benefits from an expansive private driveway and a substantial, beautifully-maintained garden with a magnificent outlook across open fields. As well as terraced areas for outdoor seating, the garden includes a vast lawn, attractive flower beds and three handy sheds. Also housed within the garden is an enchanting gypsy caravan which is negotiable in the sale.
- The property benefits from oil central heating and double glazing throughout.
- Extras: All fitted floor coverings, blinds and kitchen goods to be included in the sale.
- EPC Rating: D



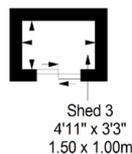
All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

## LOCATION

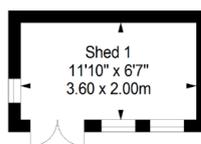
The vibrant and growing town of Dunbar enjoys a wide variety of amenities and outstanding natural beauty with white sandy beaches, hills and woodlands. The High Street boasts award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists and a garden centre. On the outskirts of the town is a large supermarket and another large garden centre. Its state-of-the-art Leisure Pool also offers a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



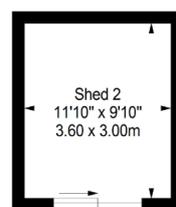
Shed 3  
Approx. 1.5 sq. metres (16.1 sq. feet)



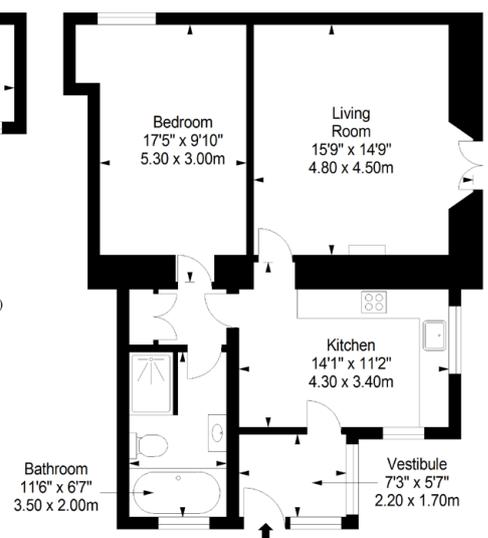
Shed 1  
Approx. 7.2 sq. metres (77.5 sq. feet)



Shed 2  
Approx. 10.8 sq. metres (116.3 sq. feet)



Ground Floor  
Approx. 66.8 sq. metres (719.1 sq. feet)



Total area: approx. 86.3 sq. metres (929.0 sq. feet)

## HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.