



71B HIGH STREET

Dunbar, East Lothian, EH42 1EW



1

Public Room



3

Bedrooms



1

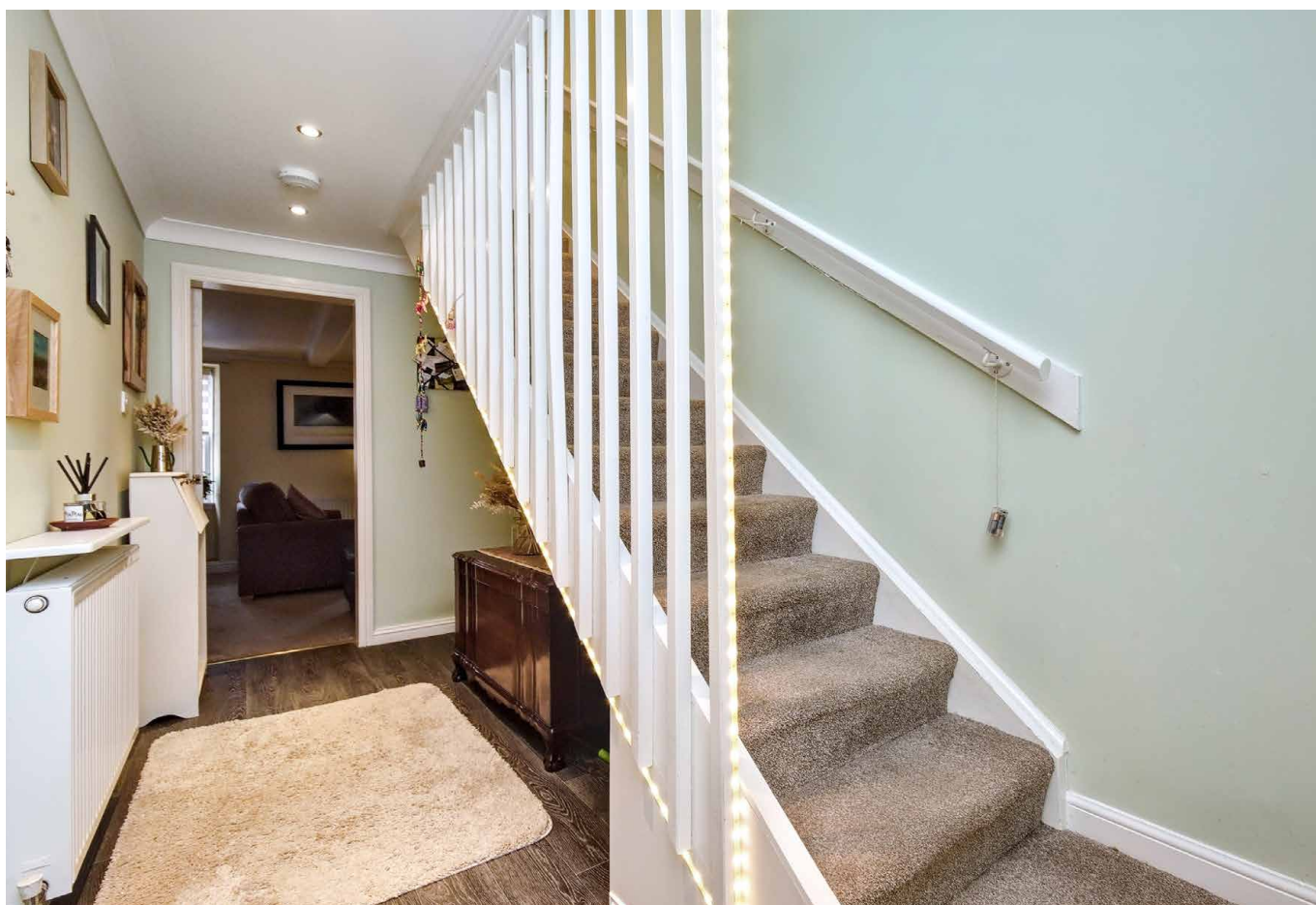
Bathroom

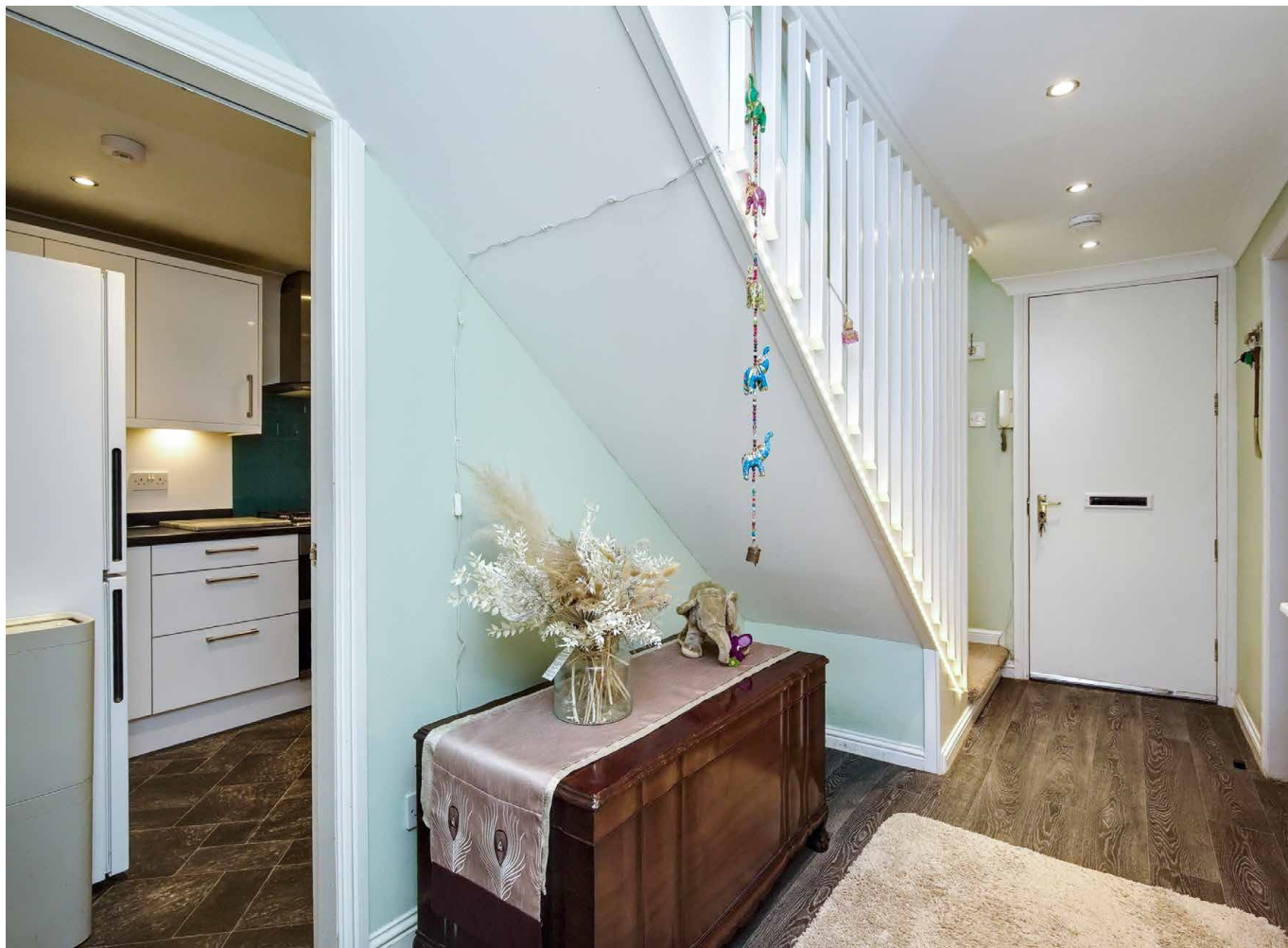


71B HIGH STREET

Welcome to 71b, High Street, a generous main-door double upper period flat offering spacious accommodation, attractively presented with freshly decorated modern interiors. The sunny family home comprises three spacious bedrooms, a reception room with two large windows for ample natural light, an on-trend kitchen with modern cabinetry and handy downlighters, a three-piece shower room, and excellent storage to keep the home tidy. Furthermore, the property has on-street parking and a large, under-stair storage cupboard on the ground floor in the main entrance hallway. It is sure to appeal to a wide range of buyers, including couples, families, and investors.

The home is situated on the highly sought-after High Street in the heart of coastal Dunbar, providing easy access to the scenic beachfront. The town's amenities, schools, and transport links remain within easy reach. Plus, the A1 is within easy reach, allowing a direct commute into Edinburgh, which takes roughly 50 minutes by car. It is an attractive location for families, boasting plenty of outdoor adventure opportunities whilst remaining well connected to shopping and leisure facilities.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Double upper period flat in Dunbar
- Sought-after coastal town setting
- Private main entrance
- Lovely coastal views
- Entrance hall with stairwell
- Sun-filled living/dining room with built-in storage
- Attractive breakfasting kitchen
- Sunny dual-aspect main bedroom
- Two more spacious bedrooms
- Modern shower room with storage
- Shed for external storage
- On-street parking









Extras: All fitted floor and window coverings, light fittings, large double wardrobe and chest of drawers in main bedroom to be included and whitegoods available by further negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



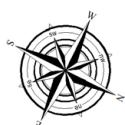
DUNBAR, EAST LoTHIAN

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops, including fresh produce and grocers, a baker, 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, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.

Large Storage Cupboard
Approx. 2.0 sq. metres (21.5 sq. feet)

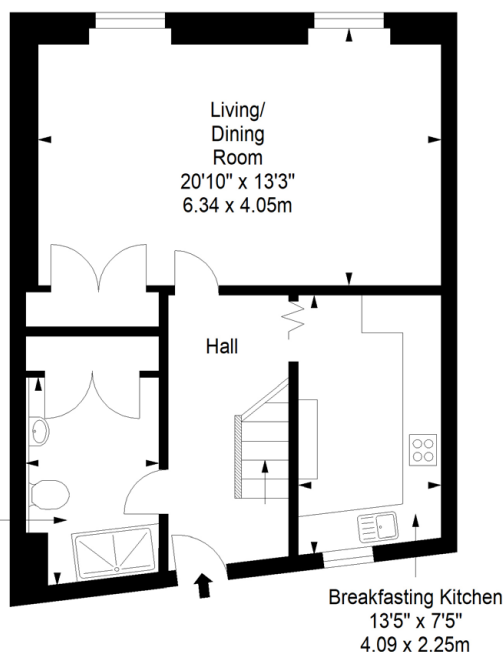


Large Storage Cupboard
5'11" x 3'7"
1.80 x 1.10m



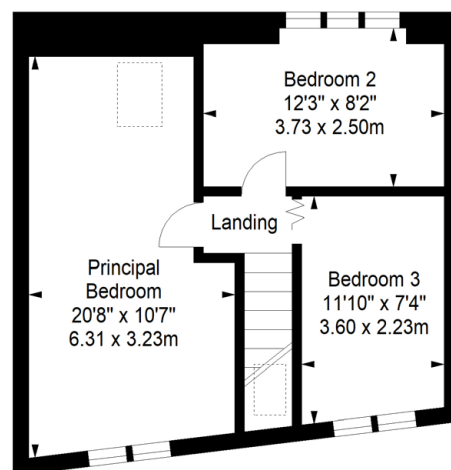
Shower Room
10'9" x 6'9"
3.27 x 2.07m

Second Floor
Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 93.8 sq. metres (1009.6 sq. feet)

Third Floor
Approx. 40.1 sq. metres (431.6 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.