



148A HIGH STREET
DUNBAR, EAST LoTHIAN, EH42 1JJ

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Offering wonderfully light and airy interiors, this first-floor flat forms part of a C-listed Georgian building on Dunbar's bustling High Street and offers two bedrooms, a large living room, a dining kitchen, and a bathroom, plus on-street parking nearby. As well as boasting the high street's shops and cafés on the doorstep, the flat enjoys easy access to the town's excellent transport links (including a train station), highly regarded schools, and open spaces, including beaches, parks, and a vast country park.

A shared entrance and stairwell lead to the flat's front door on the first floor, which opens into an airy, high-ceilinged hall with built-in storage. At the end of the hall, you step into an impressive living room, conveying a bright and spacious atmosphere owing to large, dual-aspect windows, a high ceiling, and a generous footprint which allows for various configurations of lounge furniture. The reception room features a striking fireplace flanked by an Edinburgh Press, as well as characterful cornicing. Along the hall in the kitchen, classically styled wall and base cabinets are accompanied by worktops and splashback tiling, as well as an integrated oven, hob, and extractor fan. Provision is also made for freestanding appliances and ample space is provided for a dining table and chairs.

FEATURES

- Traditional first-floor flat in Dunbar
- Central location on the High Street
- Part of a C-listed Georgian building
- Sea views of Forth and North Sea
- Shared entrance and stairwell
- Hallway with built-in storage
- Generous, dual-aspect living room with fireplace
- Spacious dining kitchen
- Two well-proportioned double bedrooms
- Bathroom with shower-over-bath
- Gas central heating
- Fibre internet connection
- On-street parking nearby





The flat accommodates two good-sized double bedrooms, both continuing the airiness and generous proportions of the preceding accommodation and offering plenty of room for freestanding bedroom furniture. One of the sleeping areas is currently being utilised as a home office, ideal for homeworking and highlighting the home's versatility. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a WC. The flat is kept warm by a gas central heating system.

Externally, on-street parking can be found nearby, and the flat benefits from easy access to a wealth of outdoor space and beautiful beaches.

Extras: All fitted floor coverings (1-year-old carpets), most window coverings, light fittings, and integrated kitchen appliances will be included in the sale.







DUNBAR

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: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. 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.



SCAN HERE
To learn more about Dunbar



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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.

FLOORPLAN

