



**103A HIGH STREET, DUNBAR**  
EAST LoTHIAN, EH42 1ES



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Set within a handsome traditional red sandstone building on Dunbar's bustling High Street, this bright and beautifully presented two-bedroom top floor flat offers exceptional living space with captivating views across rooftops to the sea.

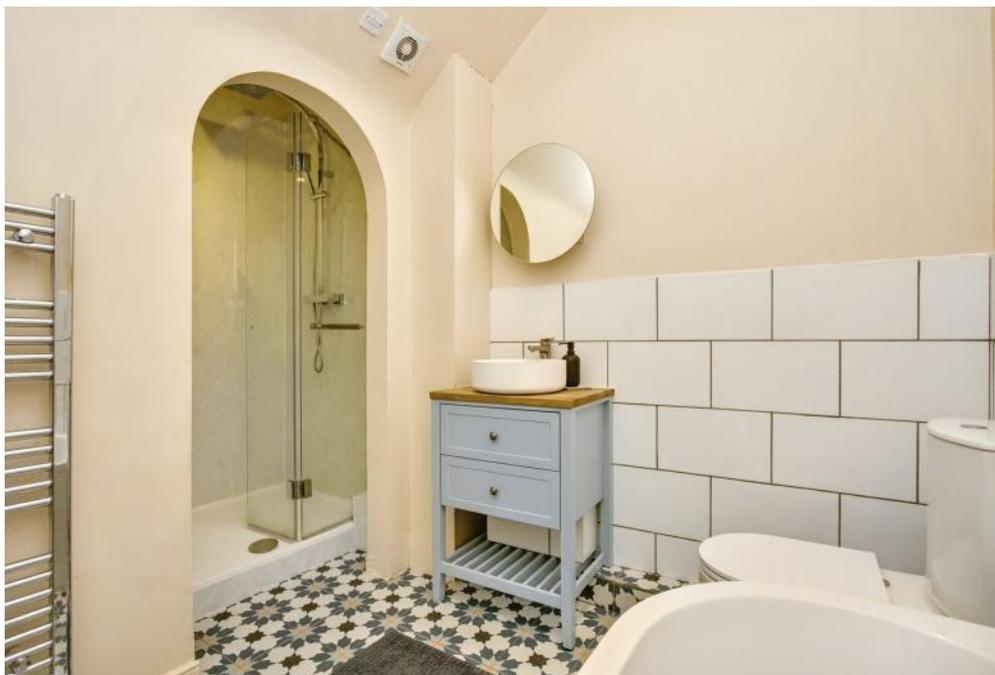
The property combines classic period elegance with tasteful modern upgrades, making it an ideal home for professionals, first-time buyers, or anyone seeking a peaceful coastal lifestyle with town centre convenience.

The welcoming hallway (with ample storage and skylights) leads to a spacious living room, flooded with natural light from twin sash windows and showcasing exquisite ceiling corning and a decorative fireplace, which lend character and charm. A separate breakfasting kitchen, thoughtfully designed with sleek cabinetry and integrated appliances, provides ample space for dining and everyday living. It benefits from a charming window seat with delightful sea views. Both double bedrooms are generously proportioned and quietly positioned to the front and rear, enjoying soft décor, period features, and a restful ambience. The second bedroom offers sea views.

## FEATURES

- Generous top floor flat in a beautiful sandstone building
- Panoramic sea and rooftop views
- Elegant period detailing and tasteful interior design
- Spacious living room with feature fireplace
- Well-appointed breakfasting kitchen
- Hallway with natural light and extensive storage
- Two bright double bedrooms with sash windows
- Stylish modern bathroom with separate shower
- Gas central heating and double glazing
- Charming shared garden to the rear
- Superb location moments from the sea and town amenities





The bathroom has been tastefully refitted to include a freestanding bath, walk-in shower with rainfall head, contemporary basin and stylish tiled flooring. Gas central heating and double glazing ensure year-round comfort.

Externally, a delightful shared garden to the rear offers a quiet, sheltered space for outdoor relaxation or planting. On-street parking is available nearby. Located just moments from the sea, harbourside, train station, and local cafés, shops and schools, the property enjoys an unbeatable position at the heart of one of East Lothian's most sought-after coastal towns.

Extras: Included in the sale are all the fitted floor coverings, window and light fittings, and integrated kitchen appliances.





EMPEROR OF ROME





## 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: 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.





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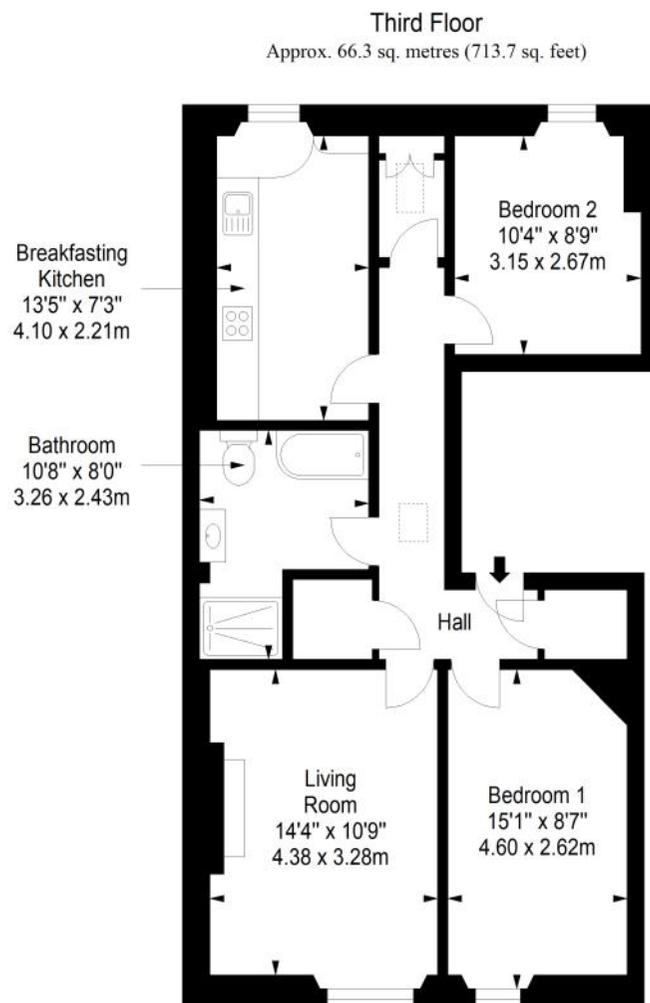


HOUSE SALES

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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



Total area: approx. 66.3 sq. metres (713.7 sq. feet)