



**54 BEACHMONT PLACE**  
DUNBAR, EAST LoTHIAN, EH42 1YE



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This two-bedroom semi-detached bungalow is complemented by two-car private parking and a fully enclosed south-facing garden. It enjoys a peaceful central address in desirable Dunbar, which will appeal to professionals, downsizers, and small families, with shopping, the beach, the train station, and a primary school within easy walking distance, plus secondary education a short bus or car journey away. Internally, the interior promises appealing versatility, while also offering scope for cosmetic upgrades, allowing the purchaser to make the home their own.

The main entrance opens into a hall with storage. From here, you step into a reception room, brightly illuminated by a wide window and offering flexible space for lounge furniture and a dining table. Returning across the hall, you reach the kitchen, which faces south over the garden. It is tastefully appointed in wood tones and fully integrated for a neat finish. A complete suite of appliances includes a fridge-freezer, a new washing machine (2025), dishwasher, oven, microwave, and a gas hob with a feature hood, along with a standalone tumble dryer in the shed. The two bedrooms in the home include a double room with a fitted wardrobe and French doors leading to the rear garden, and a large single bedroom (or a perfect home office) located off the reception room.

## FEATURES

- Quiet central address in a well-connected seaside town
- Semi-detached bungalow with versatile interiors
- Entrance hall with storage
- Bright living/dining room
- South-facing integrated kitchen
- Double bedroom with storage and garden access
- Large single bedroom/home office
- Bright modern shower room
- Easy upkeep gardens, secure and south-facing at the rear with a shed
- Private tandem driveway
- Gas central heating (new boiler in 2024) and double glazing







Completing the interiors is a bright, modern shower room featuring built-in storage for toiletries. The property is kept warm and efficient by full double glazing and gas central heating, with a boiler installed in November 2024.

Externally, the front and rear gardens have been designed with easy upkeep in mind. Areas of chipping are enhanced by thoughtful planting, with a small lawn, a seating deck, and a shed also included in the south-facing rear garden, which is secured by fencing. To the side of the bungalow is a tandem driveway for private parking.

Extras: All fitted flooring and window coverings, light fittings, appliances, and garden furniture are included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.











## 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 boasts a lively High Street with 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, garden centre and fast-food outlet. Its state-of-the-art Leisure Pool also provides 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. Prestigious private education is also on offer. 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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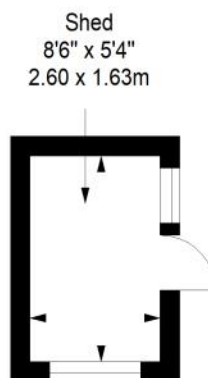
#### HOUSE SALES

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.

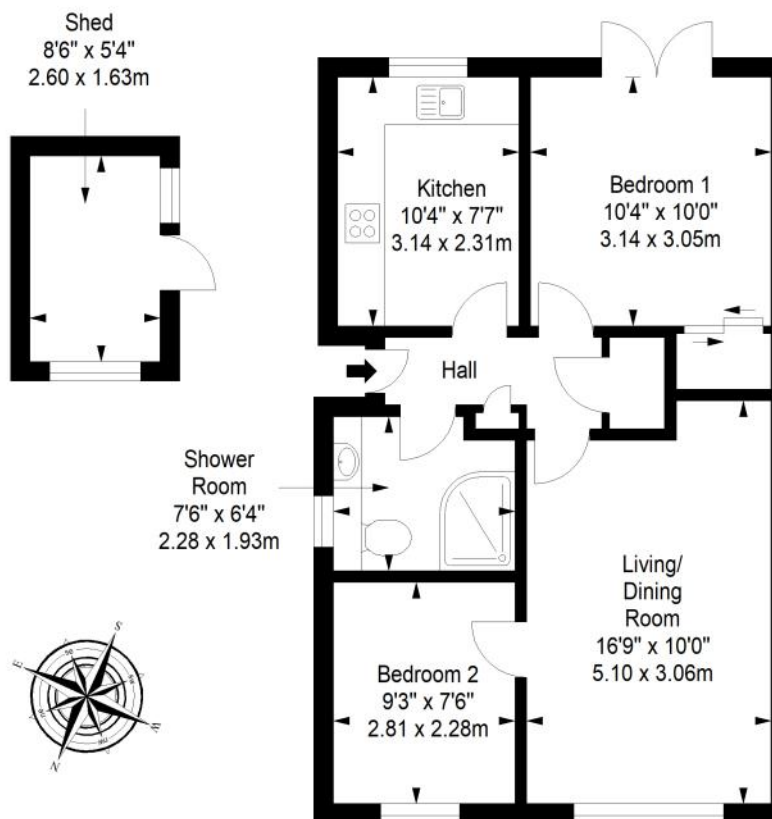
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Shed**  
Approx. 4.2 sq. metres (45.2 sq. feet)



**Ground Floor**  
Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 50.2 sq. metres (540.4 sq. feet)