



3 Roxburghe Court

DUNBAR, EAST LOTHIAN, EH42 1TN

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled peacefully within an attractive cul-de-sac in the Dunbar Conservation Area, this charming sea-front mid terraced cottage boasts breathtaking sea views and generously proportioned, bright accommodation spanning one floor. A paved driveway bordered by mature shrubbery guides you to an integral single-car garage and the front door. Inside a vestibule and an inviting carpeted hallway tastefully decorated in soft neutrals welcome you. To your right at the rear of the home lies an extremely spacious sitting room with dining area, boasting a captivating coastal aspect. Adorned with carpeting and a warm neutral décor it is the perfect place for relaxation and entertaining. Adjacent is a sizeable kitchen with rear garden access. The original kitchen, in traditional style, has fitted oak-effect wall and floor cabinets, white tiled splash backs, and an integrated hob, oven and extractor hood. Three light-filled and generous carpeted double bedrooms

each feature built-in wardrobes and share access to a bright, fully tiled family bathroom comprising a WC, washbasin, and bath with a wall-mounted shower. It is worth noting that there is a large attic that could offer potential to be converted into additional living space, subject to the usual planning and building consents. Externally, the rear-sloping lawned garden enjoys a panoramic and sweeping seafront outlook.

FIXTURES & FITTINGS

All floor coverings, light fixtures and fittings, curtain rails, and integrated appliances to be included in the sale. Also included; the kitchen table, garden planters, and garage shelving.



PROPERTY FEATURES

- Three-bedroom terraced property
- Superb sea views
- Spacious sitting/dining area with a mesmerising coastal outlook
- Kitchen with rear garden access
- Family bathroom
- Attic Space
- Front and rear gardens
- Driveway and integral garage
- Double glazing
- Gas Central Heating
- EPC C
- Council tax band E

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

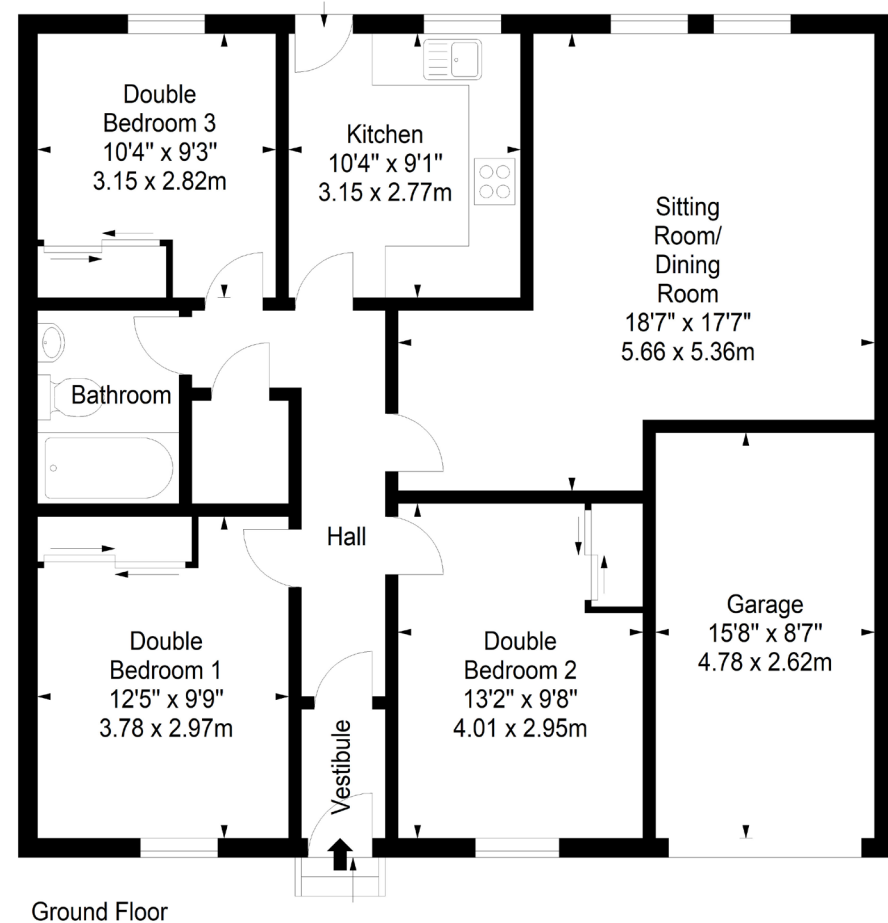
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Roxburghe Court,
Dunbar,
East Lothian, EH42 1TN**



Approx. Gross Internal Area
1062 Sq Ft - 98.66 Sq M
(Including Garage)
For identification only. Not to scale.
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PARIS STEELE

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2. The Home Report and more information for this property is available from parissteele.com
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