



# 9A Friarscroft

DUNBAR, EAST LoTHIAN, EH42 1BP

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](http://parissteele.com)



## PROPERTY DESCRIPTION

Within walking distance of Dunbar High Street and the train station, this generously proportioned three-bedroom ground-floor property with a garden presents a superb opportunity.

Set in an attractive residential development, a light and airy carpeted hallway with excellent storage and a calm colour palette leads to all accommodation. To your right, the spacious dining sitting room benefits from a south and east-facing aspect, a tasteful décor of soft neutrals, and an electric faux flame fire set into an oak mantle. The layout allows for independent enjoyment of the dining and seating area if desired. Leading to the garden and adjoining the dining sitting room is the modern and well-laid-out kitchen. It comprises white wall and floor units, black quartz effect worktops, splashback tiling, and an integrated extractor hood, oven, and hob. The bright principal double bedroom with a dual aspect is a restful retreat complemented by built-in mirrored wardrobes. An additional comfortable double bedroom

and further single bedroom provide versatility, with one currently utilised as a home office. Stylish and contemporary in design the recently updated family bathroom features a white suite of a WC, washbasin built into vanity, and bath with wall-mounted shower set against a backdrop of white marble-effect wet walls. There is a south facing garden peacefully nestled behind manicured hedges and featuring a tranquil seating area. The proprietor of number 9a has direct access via the kitchen door. Residents enjoy the convenience of private parking.

9a Friarscroft epitomises comfortable modern living in a desirable setting and will appeal to a variety of buyers.

## FIXTURES & FITTINGS

All fitted floor coverings, window and light fittings, integrated appliances, and white goods will be included in the sale.



## PROPERTY FEATURES

- Three-bedroom ground-floor apartment
- Generous hallway with excellent storage
- Dual-aspect dining sitting room
- Modern kitchen with garden access
- Stylish bathroom
- South-facing garden
- Residents' parking
- Single glazing (with secondary glazing)
- Electric heating
- EPC - C
- Council tax band - D

## 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.



**Friarscroft,  
Dunbar,  
East Lothian, EH42 1BP**



Approx. Gross Internal Area  
928 Sq Ft - 86.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**PARIS STEELE**

Thinking of selling your existing property?

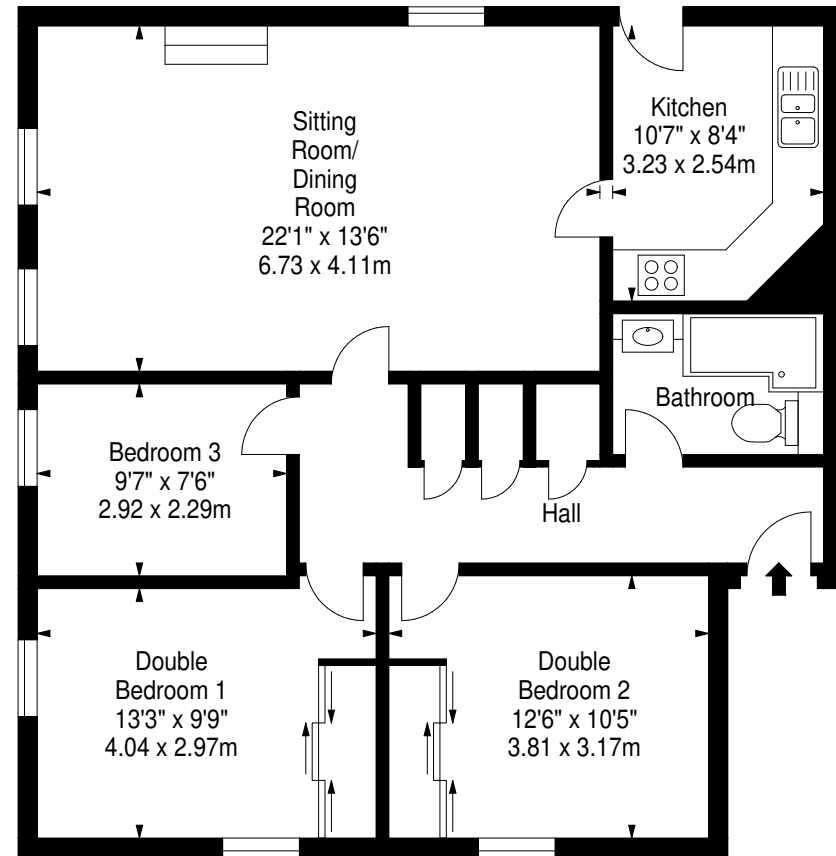
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's talk

01620 497 497

[property@parissteele.com](mailto:property@parissteele.com)



Ground Floor



**Please Note:**

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.
- 4.

