



4 Victoria Street

DUNBAR, EAST LOTHIAN, EH42 1ET

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Close to both Dunbar's picturesque harbour and coastline, and on the edge of the bustling high street, this two-bedroom ground-floor property is ideal for a first-time buyer or as an investment.

An inviting hallway leads to all accommodation and is tastefully decorated in soft neutrals. To your right lies the light-filled and comfortable sitting room with twin windows overlooking Victoria Street and an appealing décor that includes a feature mantelpiece. Modern in design and with a spacious layout, the rear kitchen features cream wall and floor shaker style units, black quartz effect worktops and splashback, and integrated appliances that include an extractor hood, gas hob, and oven. A breakfast bar comfortably sits two. Lying adjacent is a versatile dining or family room that leads out to the garden. The talking point of the property is the stunning contemporary bathroom. Set against a backdrop of polished black quartz tiles and ambient lighting, it comprises a walk-in shower complete with LED lights and body jets, an

indulgent jacuzzi bath, a WC, and a floating oval washbasin. There are two restful carpeted double bedrooms. Of the two, the larger looks onto Victoria Street and boasts built-in modern wardrobes, a dressing table, and a statement accent wall.

Externally, the property shares access to a small rear courtyard and enjoys an east-facing raised private garden complete with attractive lattice fencing. Residents benefit from ample on-street parking. Modern, bright, and in turn-key condition 4 Victoria Street is a superb opportunity.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- ❑ Two-bedroom ground-floor apartment
- ❑ Versatile dining room
- ❑ Stunning contemporary bathroom
- ❑ Two double bedrooms
- ❑ Well-equipped kitchen with breakfast bar
- ❑ South-east facing garden
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC - C
- ❑ Council tax band - B

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.

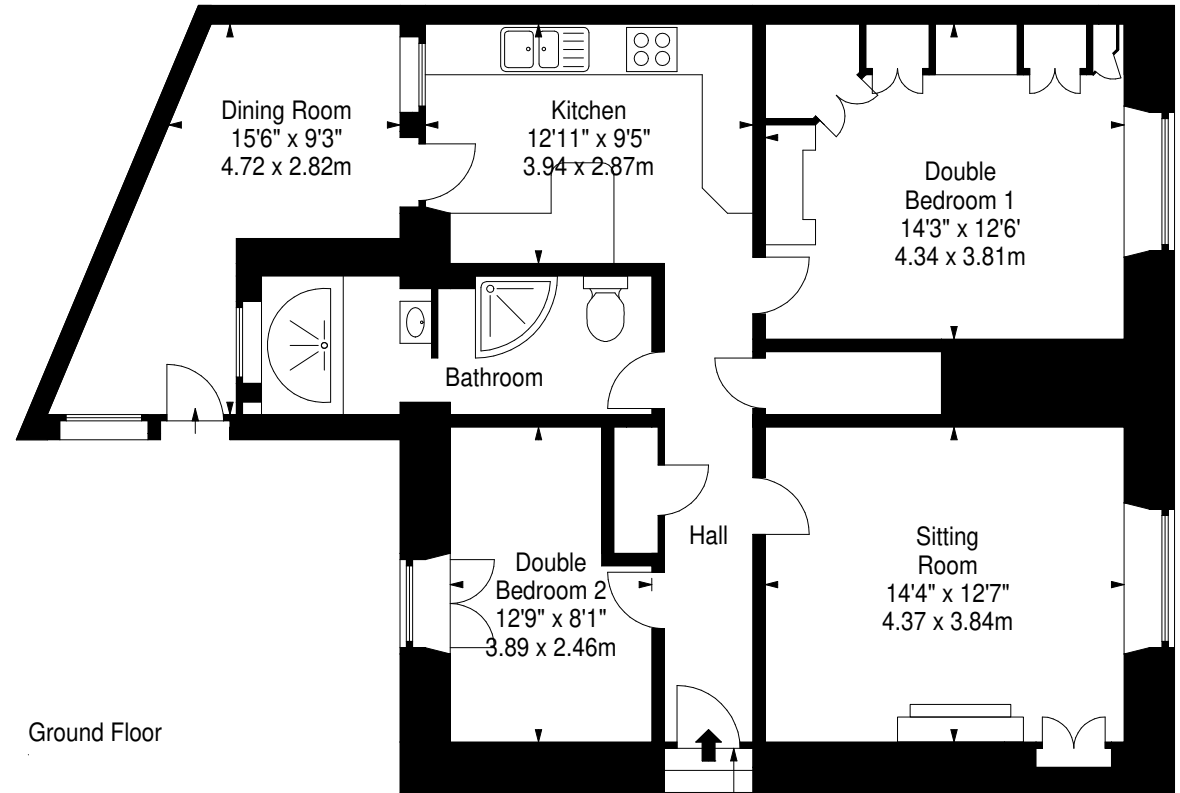
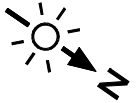
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Victoria Street,
Dunbar,
East Lothian, EH42 1ET**



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
For identification only. Not to scale.
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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
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 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.

