



7 Rigg Park

DUNBAR, EAST LOTHIAN, EH42 1BG

Property
PARIS STEELE

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"Mid-terraced Dunbar home boasting bright and spacious accommodation in turn-key condition."



PROPERTY DESCRIPTION

Peacefully situated in sought-after Dunbar this mid-terraced home boasts bright and spacious accommodation in turn-key condition. From the front door, an inviting hallway with useful storage and a tasteful décor of wood-inspired flooring and panelling leads seamlessly into a light-filled south-facing sitting room. Decorated in soft tones and boasting a generous footprint and patio doors opening to the rear garden and alfresco area it exudes a welcoming ambience and will be ideal for family life and entertaining. The modern kitchen to the front of the property showcases cream wall and floor units, worktops finished in a dark stone quartz effect and integrated appliances including an oven, hob, and extractor hood. With a U-shaped layout to maximise the space, and a breakfast bar for two it is well-thought-out. A light and airy double bedroom with a southerly aspect is situated peacefully to the rear and is tastefully decorated. Completing the ground floor is a stylish bathroom complete with a washbasin built into vanity, hidden cistern WC, shower enclosure, bath and chrome

towel radiator set against large porcelain wall and floor tiles. Ascending the carpeted staircase with an ornate black banister, the first floor houses two light and airy double bedrooms. Each enjoys a calm colour palette and the larger of the two features built-in wardrobes. Perfect fit blinds have recently been fitted in the bedrooms, lounge and kitchen. Externally the landscaped south-facing rear garden is a peaceful haven combining an elevated sandstone paved alfresco area, ASTROTURF lawn, and a corner decked seating space. A garden shed is ideal for storage. There is ample parking in the surrounding streets.

FIXTURES & FITTINGS

All floor coverings, light fixtures and fittings, and oven to be included in the sale. Double door fridge-freezer and washing machine available by separate negotiation. Garden shed also included.



PROPERTY FEATURES

- ❑ Three-bedroom mid-terraced home
- ❑ Spacious south-facing sitting room leading to the rear garden
- ❑ Stylish modern kitchen with a breakfast bar
- ❑ Three light and airy double bedrooms
- ❑ Well-appointed bathroom with a separate shower
- ❑ South-facing rear gardens
- ❑ Perfect fit blinds in lounge, bedrooms and kitchen
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC D
- ❑ 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, cafès, 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.



**Rigg Park,
Dunbar,
East Lothian, EH42 1BG**



Approx. Gross Internal Area
940 Sq Ft - 87.33 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

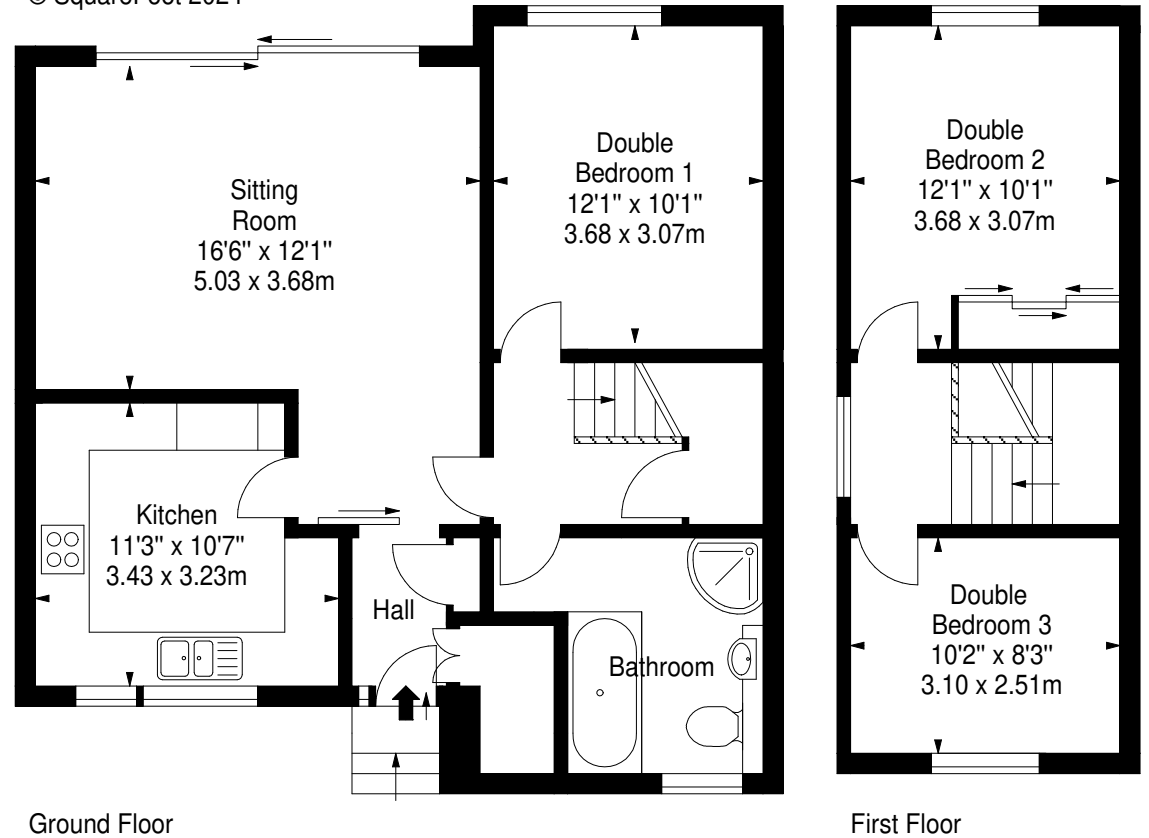
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2. The Home Report and more information for this property is available from parissteele.com
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