



Red Tiles

WEST BARNES, DUNBAR, EAST LoTHIAN, EH42 1UP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Whilst in need of modernisation, this spacious and bright Category-C listed four-bedroom property nestled in well-kept gardens offers buyers superb potential to create a wonderful family home in the small village of West Barns, two miles from Dunbar. Lying at the end of a terrace of similar properties the front door welcomes you into a hallway leading to a spacious south-facing sitting room with an adjoining study/bedroom accessed through double doors. Both showcase a serene colour palette and wood-inspired flooring. Also on the ground floor lies a comfortable double bedroom and a family bathroom requiring cosmetic upgrade. Ascending the staircase to the first floor and you arrive at a west

and south-facing sitting-dining room. Adorned with carpeting, and a soft neutral décor it exudes a warm ambience. Adjoining the sitting-dining room is a good-sized kitchen now looking to be upgraded. On this floor are two further light-filled carpeted double bedrooms, both of which are tastefully decorated. Externally, the east-facing enclosed rear garden is well-kept and boasts a lawn, established trees, borders, and paving.

FIXTURES & FITTINGS

Sold as seen.



PROPERTY FEATURES

- ❑ Category-C listed four-bedroom end-terrace property
- ❑ South and west-facing sitting-dining room
- ❑ Second sitting room
- ❑ Study/Small bedroom
- ❑ Three double bedrooms
- ❑ Kitchen
- ❑ Family bathroom
- ❑ Well-kept east-facing garden
- ❑ Electric Heating
- ❑ Driveway
- ❑ EPC - E
- ❑ Council tax band - D

WEST BARNES

West Barnes is a small East Lothian village lying two miles west of Dunbar. There is a village hall, primary school, and a local convenience store whilst residents enjoy a range of amenities in the historic coastal town of Dunbar.

Dunbar's 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.

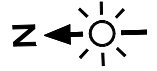
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.



**Redtiles,
West Barns,
Dunbar,
East Lothian, EH42 1UP**



Approx. Gross Internal Area
1061 Sq Ft - 98.57 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

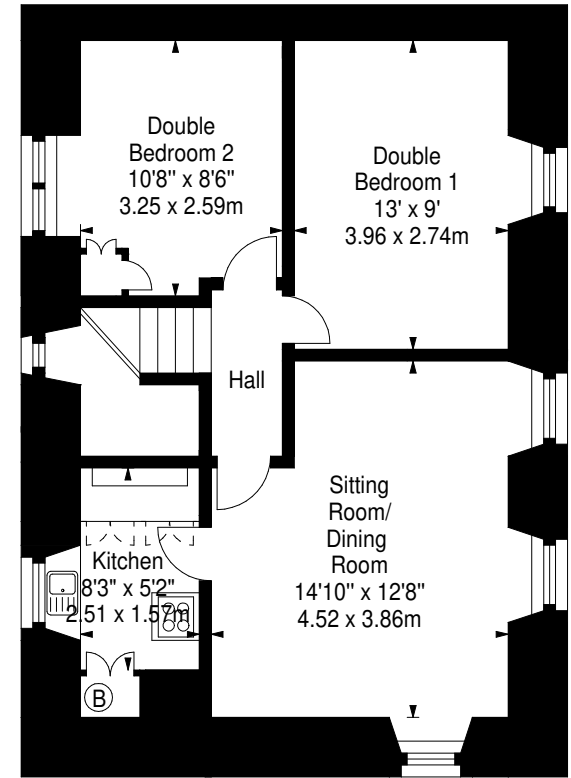
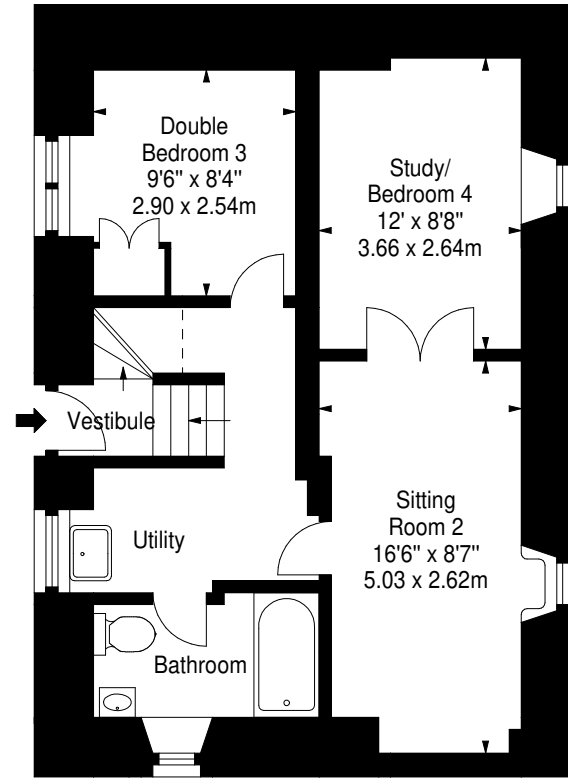
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Please Note:

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.
4. 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.