



20 Marquette Place
DUNBAR, EH42 1FF

Property
PARIS STEELE

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Well-presented 3-bedroom home forming part of an established residential development on the edge of sought-after Dunbar



PROPERTY DESCRIPTION

In turn-key condition and forming part of an established residential development on the edge of sought-after Dunbar, this three-bedroom semi-detached home is ideal for a growing family. Approached via a neat front garden with a manicured lawn flanking a sandstone-paved path, the front door opens into an inviting hallway adorned with wood-inspired flooring. From here you walk through to the impressive sitting-dining room. Boasting French doors opening to the rear garden this is a wonderful place for family life where the indoors and outdoors meet. A stylish interior décor sees the continuation of the hallway flooring coupled with complementary wall finishes. Returning to the hallway, you pass a well-appointed WC before arriving at the modern kitchen. White gloss wall and floor units sit alongside smooth grey worktops and integrated appliances including an eye-level oven, gas hob, and extractor hood. Ascending the carpeted staircase, the first-floor houses three light and airy bedrooms alongside a family

bathroom complete with WC, washbasin built into vanity, and a bath with a wall-mounted shower. The spacious principal double with built-in wardrobes is flooded with light thanks to twin windows and like the two additional bedrooms boasts a calm colour palette and carpeting. Externally, the rear garden combines a lawn with sandstone paving and raised timber decking, making it a perfect retreat for warm days. Residents also benefit from an allocated parking space.

FIXTURES & FITTINGS

All floor coverings, light fixtures, and white goods to be included in the sale. The garden shed will also be included.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached new build
- ❑ Sitting-dining room opening to the garden
- ❑ Modern kitchen
- ❑ Three bedrooms
- ❑ Family bathroom
- ❑ Ground floor WC
- ❑ Front and rear gardens
- ❑ Allocated parking
- ❑ Double glazing
- ❑ Gas Central 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.

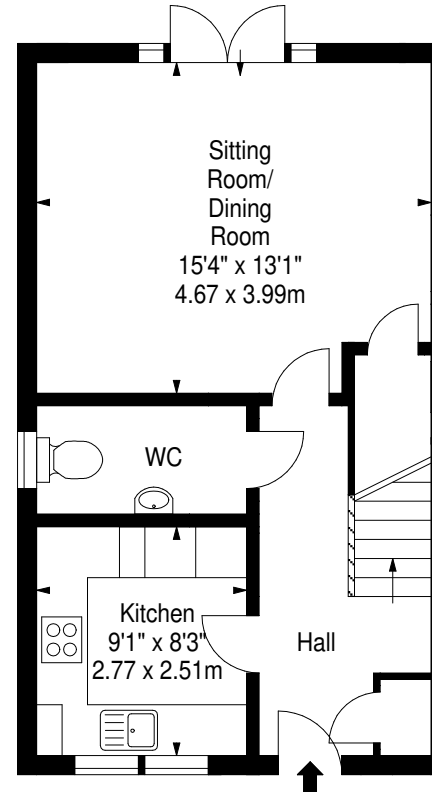
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



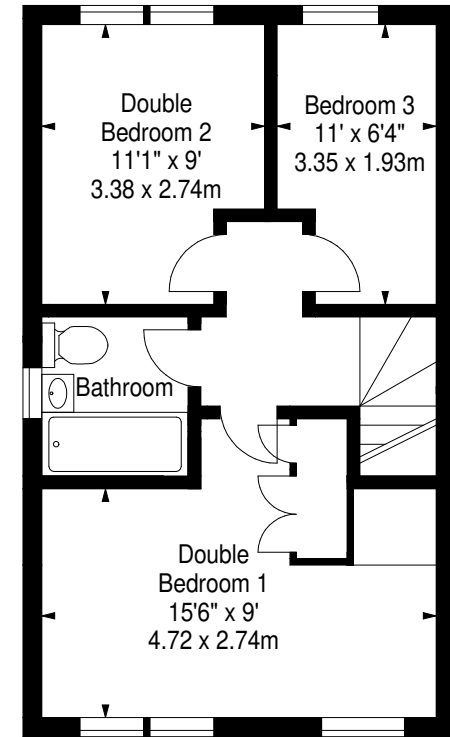
**Marquette Place,
Dunbar,
East Lothian, EH42 1FF**



Approx. Gross Internal Area
844 Sq Ft - 78.41 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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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.

