



**20 Bellevue Avenue**  
DUNBAR, EAST LOTHIAN, EH42 1ND

Property  
**PARIS STEELE**

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

3-Bedroom Bungalow in the heart of coastal Dunbar.



## PROPERTY DESCRIPTION

Situated in a peaceful Dunbar residential location, minutes from transport links, amenities and schooling this spacious and bright cul-de-sac home presents a fantastic opportunity for comfortable modern living. As you approach this three-bedroom property, a neat front lawn bordering the driveway creates a delightful first impression. Entering the welcoming entrance vestibule and hallway adorned with wood-inspired flooring you move through to the living dining room. Boasting a large picture window to the front and a tasteful décor including a gas-flame fireplace, this is a comfortable and inviting space to relax. To the rear lies a modern and well-appointed kitchen opening into a south-facing conservatory currently used for dining with French doors to the garden. U-shaped in design oak-

effect wall and floor units, a tiled splashback and marble-effect worktops are complemented by BOSCH integrated appliances including an eye-level grill, oven, and hob. Three light and airy double bedrooms, each with a stylish décor and two with built-in wardrobes share access to a family bathroom complete with a bath, bidet, WC, shower enclosure, and washbasin. Externally, the rear south-facing garden is wonderfully low-maintenance with paving nestled behind a manicured hedge.



## PROPERTY FEATURES

- ▣ Three-bedroom bungalow
- ▣ Bright living dining room
- ▣ Modern kitchen
- ▣ South-facing conservatory
- ▣ Three double bedrooms
- ▣ Family bathroom
- ▣ Front and south-facing rear garden
- ▣ Driveway and detached garage
- ▣ Double glazing
- ▣ Gas Central Heating
- ▣ EPC rating D
- ▣ Council Tax Band D

## FIXTURES & FITTINGS

All floor coverings, light fixtures and blinds to be included in the sale. The integrated kitchen appliances consist of oven, grill, hob, dishwasher, and fridge-freezer. There is also a washing machine which will be included.

## 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.



Bellevue Avenue,  
Dunbar,  
East Lothian, EH42 1ND



Approx. Gross Internal Area  
1207 Sq Ft - 112.13 Sq M  
Garage  
Approx. Gross Internal Area  
116 Sq Ft - 10.78 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



## PARIS STEELE

Thinking of selling your existing property?

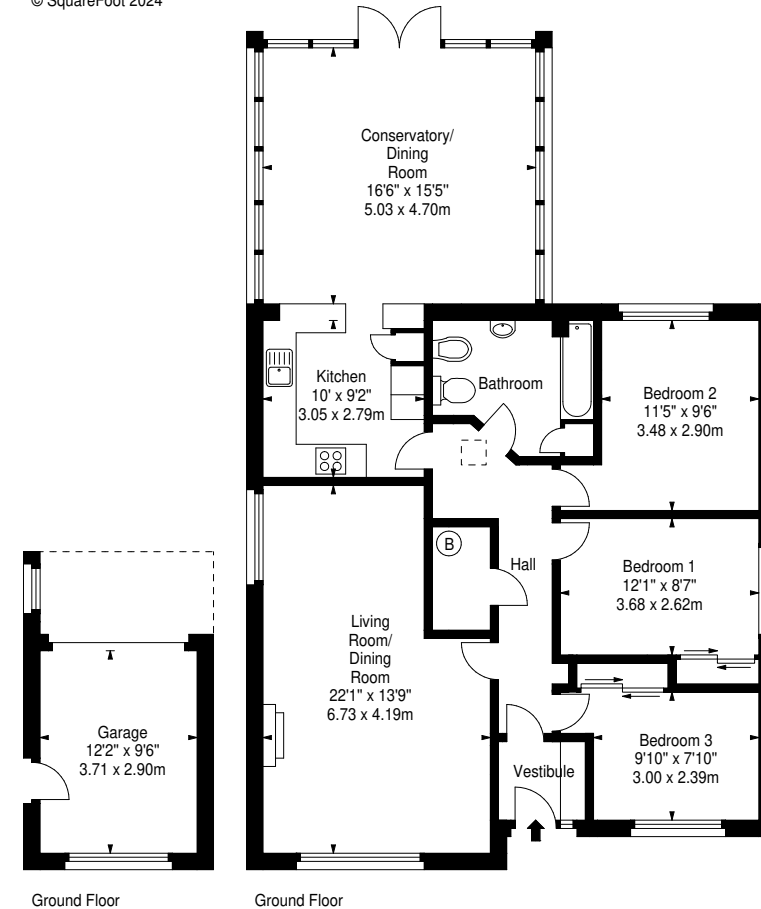
Our experienced and locally based property and legal teams are here to help

- 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)



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](mailto: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.

