



1 Cromwell Anchorage

LAMER STREET, DUNBAR, EH42 1HJ

Property
PARIS STEELE

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"Well-presented, move-in condition, in a lovely location just a stone's throw from Dunbar Harbour."



PROPERTY DESCRIPTION

Enviably set just a stone's throw from Dunbar's scenic harbour and within easy reach of the high street and train station, this immaculate two-bedroom apartment offers a wonderful lifestyle for an array of buyers.

Located on the first floor of an established development, the front door ushers you into an inviting carpeted hallway with a chic décor. Straight ahead, the light-filled sitting room boasts French doors opening to a south-facing Juliet balcony. Wood-inspired flooring, stylish grey and white wall finishes, and a wall-hung living flame fireplace help to create a sophisticated yet comfortable ambience.

Conveniently adjoining, the modern kitchen showcases oak-effect wall and floor units, a white metro-tiled splashback, black quartz-effect worktops and ample space for freestanding appliances. The light and airy south-facing principal double bedroom with French doors opening to a Juliet balcony provides a wonderful retreat complete with plush carpeting and built-in mirrored wardrobes. A second double bedroom is well-presented. Completing the internal accommodation is a monochrome bathroom equipped with a bath with a wall-mounted shower, WC, and washbasin built into vanity.

Externally the property benefits from residents' parking and a private single-car garage.

FIXTURES & FITTINGS

All fitted floor coverings, blinds, curtains (with the exception of the main bedroom curtains) and kitchen appliances (cooker, fridge freezer, washing machine) will be included in the sale price. Furniture in the second bedroom (wardrobe, trundle bed, bedside tables) can be included if desired.



PROPERTY FEATURES

- ✘ Two-bedroom apartment
- ✘ Bright sitting room with Juliet balcony
- ✘ Modern kitchen
- ✘ Two south-facing double bedrooms
- ✘ Stylish bathroom
- ✘ Double glazing
- ✘ Electric heating
- ✘ Residents' parking and single-car garage
- ✘ EPC E
- ✘ Council tax band C

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.

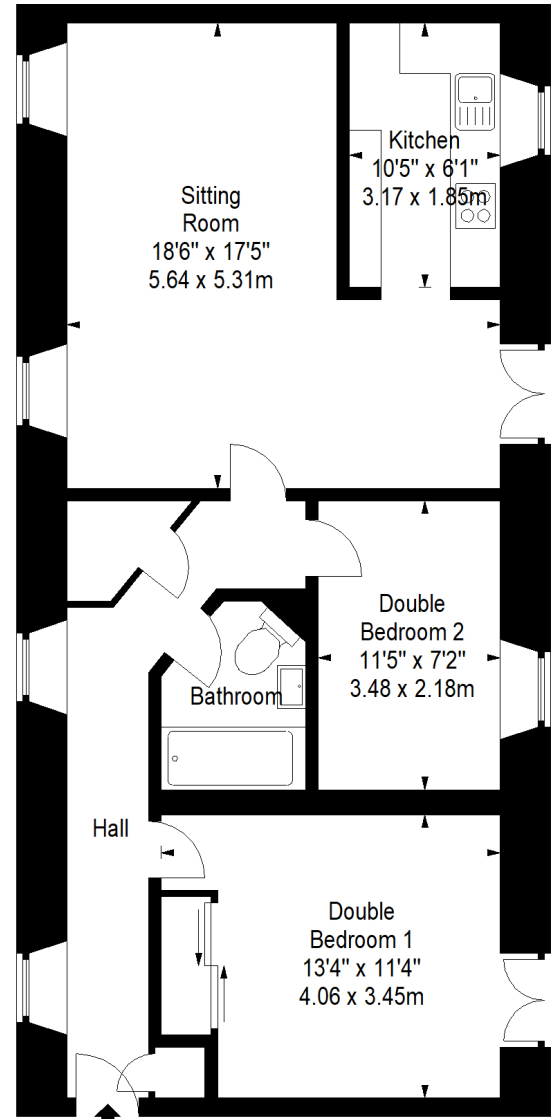
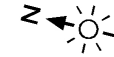
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



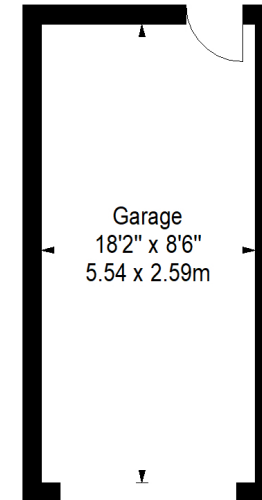
**Cromwell Anchorage,
Lamer Street,
Dunbar,
East Lothian, EH42 1HJ**



Approx. Gross Internal Area
749 Sq Ft - 69.58 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor

PARIS STEELE

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Let's talk

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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.