



6 Letham Place

DUNBAR, EAST LOTHIAN, EH42 1AJ

Property
PARIS STEELE

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3-Bedroom traditional home with contemporary and modern finishes throughout.



PROPERTY DESCRIPTION

Located in a sought-after area of Dunbar with easy access to beaches, green spaces and the Clifftop trail, this bright and spacious three-bedroom semi-detached traditional home blends original period charm with contemporary finishes. Entering the property, you are greeted by a vestibule with terracotta floor tiles and an elegant hallway, which boasts a dado rail and wooden flooring. From here you are welcomed into a bay-windowed sitting room. Bathed in natural light, this inviting west-facing space features original wooden flooring, a shelved press, a picture rail, and a log-burning stove set within a striking black mantelpiece. With its sophisticated interior design, the room exudes a perfect blend of comfort and warmth.

To the rear, a bright dining room offers a view of the east-facing rear garden and leads to a useful study, as well as a stylish kitchen. The kitchen with convenient garden access features Keller solid oak and turquoise cabinetry, enhanced by under-cabinet lighting, a metro-tiled splashback, and white worktops, creating a crisp, clean feel. High-spec integrated SIEMENS appliances include a gas hob, slanted extractor hood, and an eye-level microwave with built in grill and steam functions. On this floor you will find a luxurious shower room featuring a wash basin built into a wall hung vanity and a hidden cistern WC. Completing the ground floor you will also find height restricted but incredibly useful

underfloor storage with lighting, vinyl flooring and a trapdoor for easy accessibility.

Upstairs, the first floor offers three comfortable bedrooms, with the master bedroom boasting a wonderful view of the park. The spacious and tastefully designed family bathroom includes a bath, shower enclosure, WC, chrome towel radiator, and a washbasin built into vanity.

Outside, the idyllic rear garden, enclosed by a stone wall, includes a well-kept lawn bordered by sandstone paving. Garden enthusiasts will appreciate the garden store, two sheds, and log storage space which are included. The well-maintained gated front garden is nestled behind a low stone wall and there is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated kitchen appliances – which are SIEMENS appliances including a gas hob, slanted extractor hood, and an eye-level microwave. The garden houses two sheds, and a log-store which will also be included.



PROPERTY FEATURES

- Three-bedroom semi-detached traditional home
- West-facing sitting room
- Modern kitchen with garden access
- East-facing dining room with adjoining study
- Chic design-led shower room
- Two double bedrooms, and a third bedroom
- Family bathroom
- Underfloor storage
- Front and rear gardens
- Double glazing
- Gas Central Heating
- On-street parking
- EPC - E
- 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.

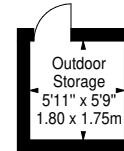
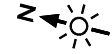
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



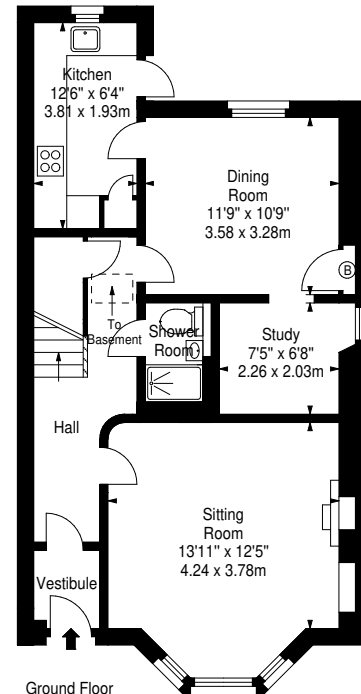
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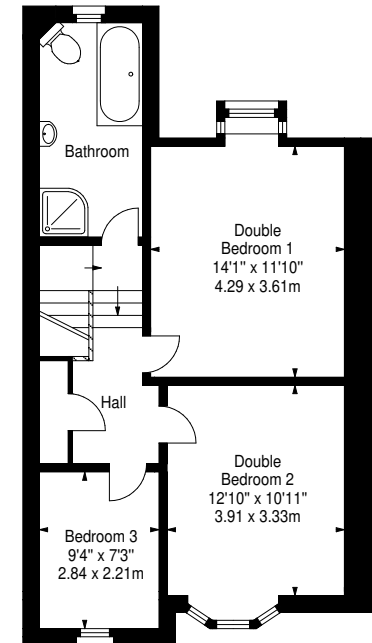
Approx. Gross Internal Area
1219 Sq Ft - 113.25 Sq M
Outdoor Storage
Approx. Gross Internal Area
35 Sq Ft - 3.25 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

PARIS STEELE

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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.