



Northfield

NORTH ROAD, DUNBAR, EAST LOTHIAN, EH42 1AT

Property
PARIS STEELE

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Bright and versatile 3-Bedroom home appealing to an array of buyers.



PROPERTY DESCRIPTION

Backing on to the sweeping expanse of Dunbar's Winterfield Park, this bright and spacious three-bedroom semi-detached home with two living areas and a charming rear garden will appeal to an array of buyers. From the neat gated front garden nestled behind a low stone wall, the entrance vestibule welcomes you into a delightful hallway adorned with handsome wooden flooring and four-panel oak doors leading to the accommodation. To your left, a south-facing bay-windowed living room awaits. Overlooking the front garden, it features elegant wooden flooring and a stylish décor to create the perfect room for relaxation and entertaining.

Adjacent lies a versatile dining room with a rear garden aspect. Conveniently adjoining the kitchen this could make a cosy and light-filled family room. Boasting oak-effect base units, smooth grey worktops and an integrated extractor hood, gas hob, and oven the kitchen has been thoughtfully designed and offers rear garden access.

Ascending the original wooden stairs with a mahogany banister and intricate ironwork you arrive at the first floor. Here three light and airy double bedrooms, two of which enjoy a south-facing orientation, are tastefully decorated and the rear has views of the Bass Rock out over the Firth of Forth. They all share access to a family bathroom with a bath, WC and washbasin.

Externally, the good-sized rear garden is mainly laid to lawn and can also be accessed from the side of the property. There is a converted coal store for storage, and also a sizeable garden shed. Parking is on-street.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds and integrated appliances to be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ South-facing living room
- ❑ Versatile dining room
- ❑ Modern kitchen with rear garden access
- ❑ Three double bedrooms
- ❑ Family bathroom
- ❑ Front and rear garden
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC - D
- ❑ Council tax band - E

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.

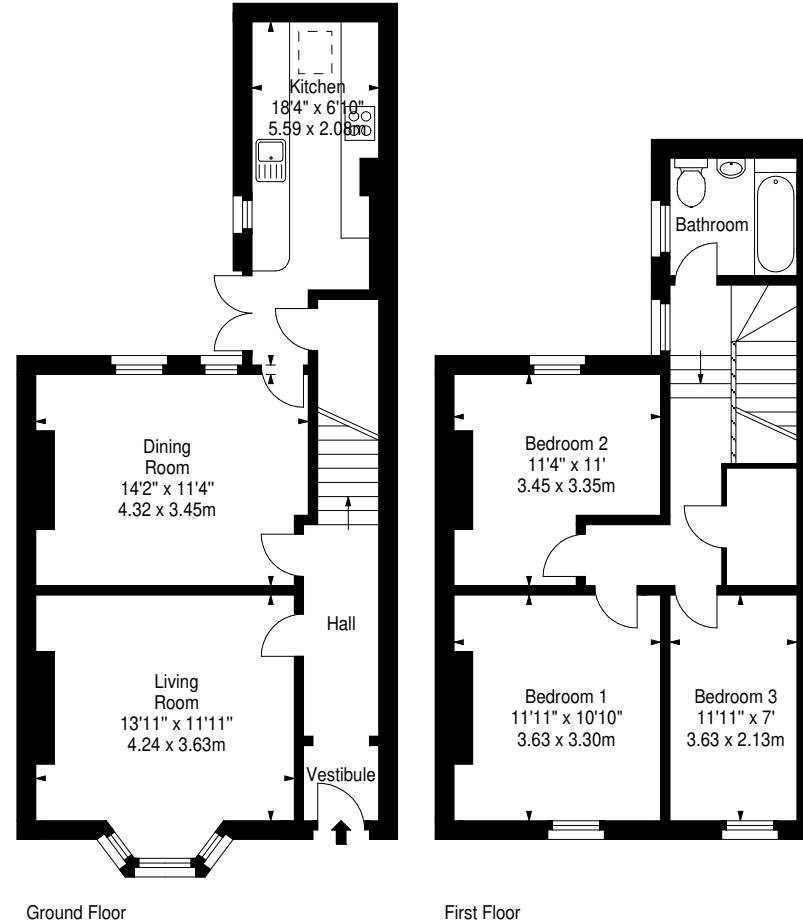
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Northfield,
North Road,
Dunbar, EH42 1AT**



Approx. Gross Internal Area
1081 Sq Ft - 100.42 Sq M
For identification only. Not to scale.
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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.