



# 17 Bellevue Court

QUEENS ROAD, DUNBAR, EAST LOTHIAN, EH42 1YR

Property  
**PARIS STEELE**

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



Comfortable and spacious one-bedroom apartment in the sought after McCarthy Stone Retirement complex in Dunbar.



## PROPERTY DESCRIPTION

Situated in the sought-after McCarthy and Stone retirement complex in Dunbar, this bright and spacious one-bedroom apartment offers secure and comfortable living, with access to beautifully landscaped grounds and residents' parking. Positioned on the ground floor, the apartment welcomes you with a carpeted hallway equipped with useful storage. From there, you enter a generous north-east-facing sitting room that opens onto a private patio. The room is cosy and inviting, featuring carpeting, a neutral colour palette, and an electric fireplace set in a white mantle. Through glazed French doors, you'll find a compact modern kitchen with oak-effect wall and floor units, a tiled splashback, and grey quartz-effect worktops. Integrated appliances include an induction hob, extractor hood, and eye-level AEG oven. The restful double bedroom, bathed in natural light, features built-in mirrored wardrobes. Completing the accommodation is a well-appointed

en-suite shower room with a WC, washbasin, towel radiator, and handrails for added convenience.

## FIXTURES & FITTINGS

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



## PROPERTY FEATURES

- ⊠ One-bedroom retirement apartment
- ⊠ Bright and spacious sitting room opening to a private patio
- ⊠ Modern kitchen
- ⊠ One comfortable double bedroom
- ⊠ Well-appointed shower room
- ⊠ Residents' parking
- ⊠ Shared landscaped grounds
- ⊠ Double glazing
- ⊠ Electric Heating
- ⊠ Careline alarm system
- ⊠ Residents' lounge

## DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

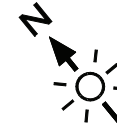
The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

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.



**Bellevue Court,  
Queens Road,  
Dunbar,  
East Lothian, EH42 1YR**



Approx. Gross Internal Area  
529 Sq Ft - 49.14 Sq M  
For identification only. Not to scale.  
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## PARIS STEELE

Thinking of selling your existing property?

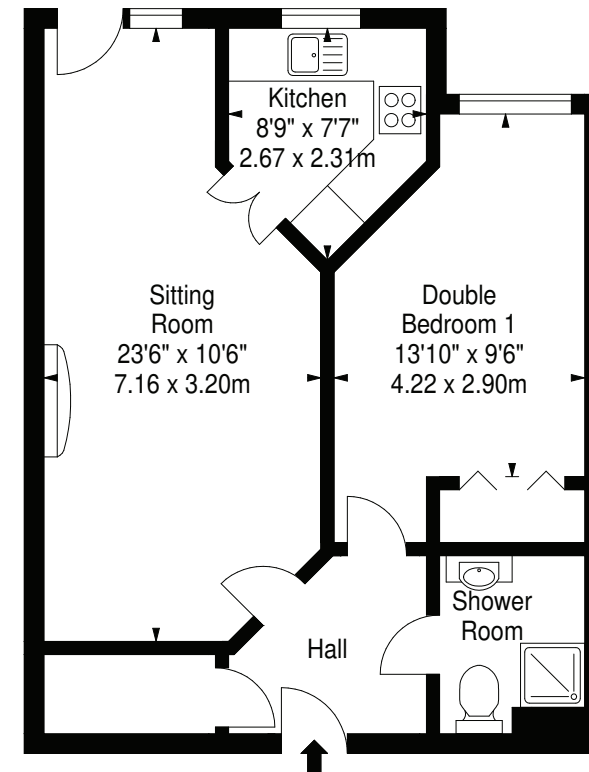
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Ground Floor

**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](http://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.

