



31 Comrie Avenue

DUNBAR, EAST LOTHIAN, EH42 1ZN

Property  
**PARIS STEELE**

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

*"An immaculately presented family home with stunning kitchen diner, generous living space and well-designed gardens."*



## PROPERTY DESCRIPTION

Situated in a highly sought-after development on the outskirts of Dunbar, this exceptional four / five-bedroom villa combines stylish interiors with generous proportions and an east-west facing orientation, all within easy reach of local amenities.

As you enter, a bright and elegantly decorated hallway greets you, leading to a spacious dual-aspect sitting room on your left. Adorned with chic wood-inspired flooring and a striking accent wall, the room which opens to the rear garden exudes a sophisticated yet inviting atmosphere. A seamless flow takes you from here to the east-facing contemporary dining kitchen which also opens out from the hallway. With an L-shaped design that maximises space, it offers stunning garden views and easy access via the dual bi-fold doors. The kitchen is equipped with gloss white under-base-lit handleless wall and floor cabinetry, complemented by wood-effect worktops and a sleek metro-tiled splashback. A full suite of integrated appliances includes an induction hob, extractor hood, eye-level grill, and oven. Further storage is provided for by a utility. This floor is completed by a guest WC and a versatile study / double bedroom.

Ascending to the first floor, you'll find an airy landing with built-in storage. The principal master bedroom, featuring plush carpeting, bespoke built-in wardrobes, and a soothing colour palette, is a luxurious retreat. This feeling is enhanced by its beautifully designed en-suite shower room, which includes a washbasin set atop a wall-hung vanity and a hidden cistern WC. There are a further three double bedrooms which are tastefully decorated and share a well-appointed modern bathroom, which mirrors the style of the en-suite but includes a bath with a wall-mounted shower.

Externally the property has a meticulously landscaped east-facing garden to the rear. Sandstone paving, raised sleeper beds, and timber decking flank a lush lawn creating an idyllic escape with a variety of seating and dining areas. Parking is provided for by the driveway and garage.

## FIXTURES & FITTINGS

All fitted floor coverings, light fittings, curtain rails, curtains, blinds, integrated kitchen appliances (two ovens, hob (less than one year old), dishwasher (couple of months old), fridge freezer), plus the washing machine in the utility will be included in the sale.



## PROPERTY FEATURES

- Four / five-bedroom villa
- Dual-aspect sitting room
- Contemporary dining kitchen opening to the east-facing garden
- Four / five double bedrooms, one with en-suite shower room
- Family bathroom and guest WC
- Utility
- Front garden and landscaped rear garden
- Integral garage and driveway
- Double glazing
- Gas central heating
- EPC B
- Council tax band F

## 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 coastal 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.

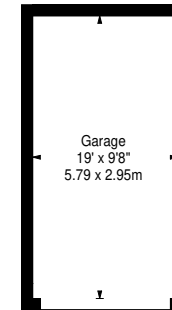
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Comrie Avenue,  
Dunbar,  
East Lothian, EH42 1ZN**



Approx. Gross Internal Area  
1406 Sq Ft - 130.62 Sq M  
Garage  
Approx. Gross Internal Area  
185 Sq Ft - 17.19 Sq M  
For identification only. Not to scale.  
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## PARIS STEELE

Thinking of selling your existing property?

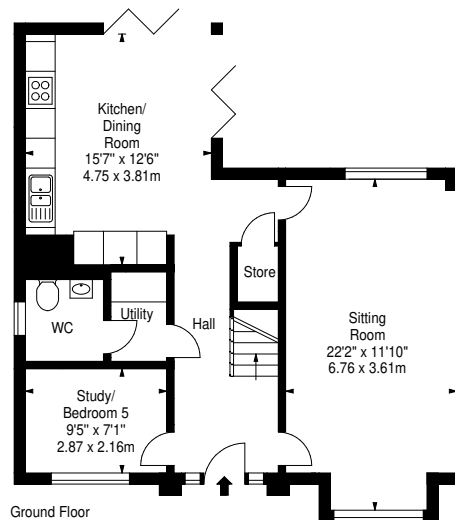
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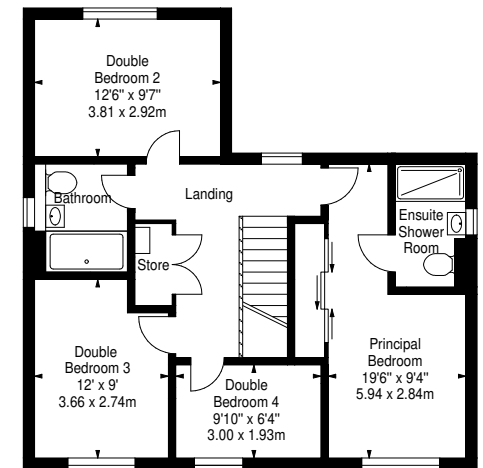
Let's talk

01620 497 497

[property@parissteele.com](mailto:property@parissteele.com)



Ground Floor



First 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
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.