



# 12 Beveridge Links

DUNBAR, EAST LOTHIAN, EH42 1ZU

Property  
**PARIS STEELE**

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*A pristine and modern 4-bedroom home in coastal Dunbar.*



## PROPERTY DESCRIPTION

Light-filled, spacious, and immaculately presented, this delightful four-bedroom detached family home in a sought-after Dunbar development, combines elegant modern style with relaxed living. Overlooking a well-kept green the front door bordering the driveway and integral garage welcomes you into a stylish hallway adorned with wood-inspired flooring. To your left, the sitting room boasts a calming interior design and exudes a sense of warmth and comfort. To the rear and opening out to the south-facing alfresco area and garden the contemporary family room, dining/kitchen boasts sleek gloss white wall and floor units, polished grey silestone worktops, and high-spec integrated SIEMENS appliances including an extractor hood, induction hob, eye-level oven and grill. A breakfast bar and an adjacent utility offer additional convenience. A guest WC completes the ground floor layout.

On the first floor, the light and airy south-facing principal double bedroom with its built-in wardrobes and design-led en-suite shower room featuring a washbasin built into a wall-hung vanity

and a hidden cistern WC epitomises understated luxury. The three remaining double bedrooms are each tastefully finished with built-in wardrobes, and one benefits from a well-appointed en-suite shower room. A family bathroom rounds off the first-floor layout and with its bath, shower enclosure, washbasin built into wall-hung vanity, and hidden cistern WC is most appealing.

Externally, the meticulously kept south-facing rear garden is a delight with a lush lawn and sandstone paving combining to create a peaceful retreat for friends and family to enjoy.

## FIXTURES & FITTINGS

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



## PROPERTY FEATURES

- Four-bedroom detached new-build
- Bright sitting room
- South-facing family room, dining kitchen with garden access and utility
- Four double bedrooms (two with en-suite shower rooms)
- Guest WC and family bathroom
- Landscaped south-facing rear garden
- Driveway and garage
- Double glazing
- Gas Central Heating
- EPC B
- Council tax band G

## 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 Primary School, West Barns Primary School and 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.

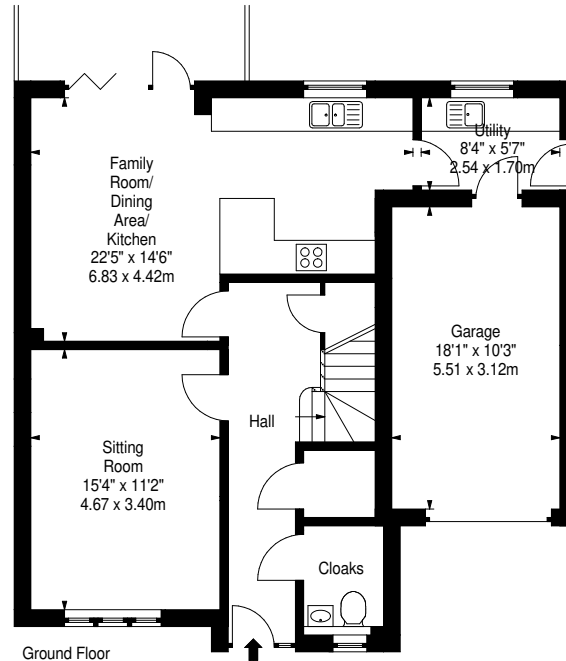
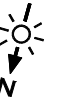
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



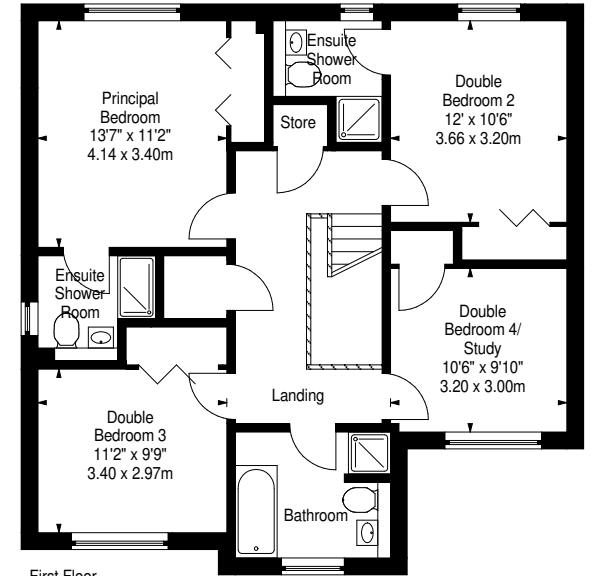
**Beveridge Links,  
Dunbar,  
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Approx. Gross Internal Area  
1835 Sq Ft - 170.47 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



First Floor

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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](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.

