



4A Queen's Place

DUNBAR, EH42 1YA

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

This two-bedroom ground-floor villa enjoys a superb position combining a peaceful setting with swift access to amenities.

A well-kept lawn leads you to the front door and into a light and airy carpeted hallway equipped with built-in storage. Ahead, the sitting room enjoys a delightful aspect to the front with twin windows flooding the space with natural light. Adjoining is a compact yet well-appointed bright modern kitchen showcasing oak-effect wall and floor units, smooth grey worktops, and high-spec integrated BOSCH appliances including an oven and gas hob.

There are two well-presented double bedrooms each sharing access to a bathroom boasting a WC, bath with wall-mounted shower, and washbasin.

Externally, the south-west-facing rear garden has been designed for low maintenance, featuring a combination of paving and decorative stones. Two garden sheds offer valuable additional storage, while off-street parking adds further convenience.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated kitchen appliances - oven, hob, extractor hood, fridge, freezer, dishwasher and washing machine will be included in the sale. The external garden sheds will also be included. All furniture can be included in the sale if required by the purchaser.



PROPERTY FEATURES

- ❑ Two-bedroom ground floor flat
- ❑ Bright and comfortable sitting room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Family bathroom
- ❑ South-west facing rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ Tenure - Freehold

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.

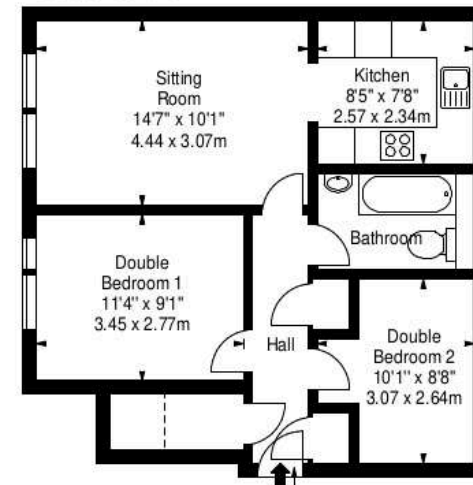
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Queen's Place,
Dunbar,
East Lothian, EH42 1YA



Approx. Gross Internal Area
546 Sq Ft - 50.72 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- ❑ Free property valuations
- ❑ Competitive feeds for a bespoke personal service
- ❑ Extensive marketing on the leading property portals
- ❑ Comprehensive use of social media
- ❑ Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

Property
PARIS STEELE

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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.

ēspc rightmove
zoopla in x