

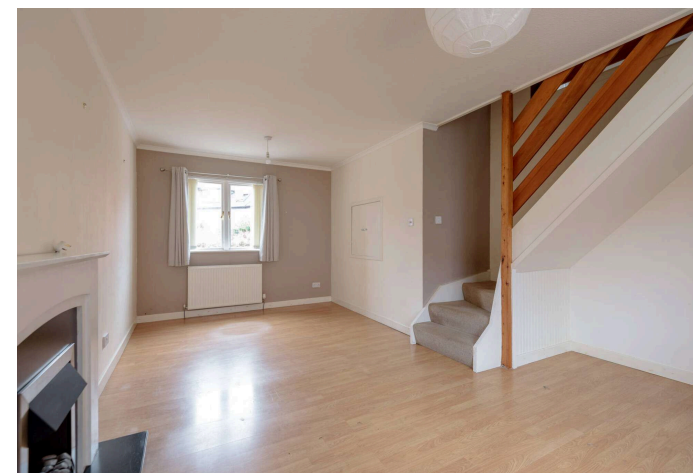


4 Custom House Square

DUNBAR, EH42 1HY

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Situated in an enviable conservation area location just east-facing double bedrooms each boasting built-in wardrobes, carpeting and a calm colour palette. Completing the internal layout is a bathroom equipped with a bath featuring a wall-mounted shower, WC, and washbasin.

There is a small garden to the front of the property and residents' parking.

With a soft neutral décor, wood-inspired flooring, and an electric fireplace it is an inviting space to relax. On this floor and positioned to the rear is a well-appointed south-east-facing modern kitchen showcasing white shaker-style wall and floor units, oak-effect worktops, and a mosaic-tiled splashback. With integrated appliances including a gas hob, extractor hood, and oven, it is both practical and aesthetically appealing. Ascending the carpeted staircase from the sitting-dining room you arrive at two generously proportioned south-

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- ❑ Two-bedroom terraced home
- ❑ Dual-aspect sitting-dining room
- ❑ Modern south-east facing kitchen
- ❑ Two south-east facing double bedrooms
- ❑ Stylish bathroom
- ❑ Low maintenance front garden
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - C

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.

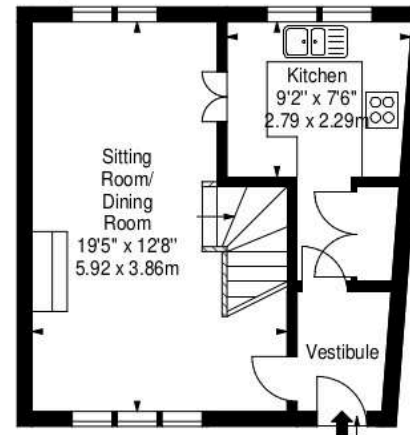
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



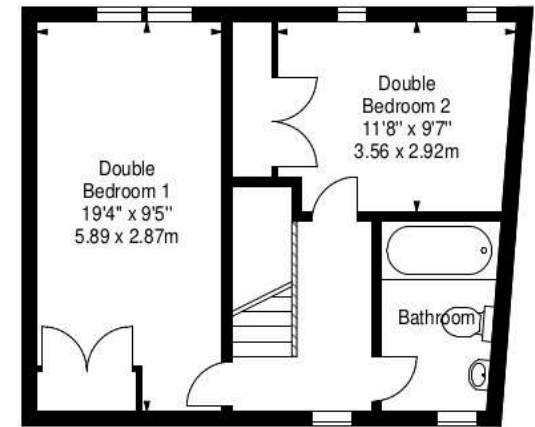
**Custom House Square,
Dunbar,
East Lothian, EH42 1HY**



Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

PARIS STEELE

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Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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.

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