



26 Lammermuir Crescent

DUNBAR, EH42 1DH

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Minutes from Dunbar high street, harbour, and train station, this two-bedroom upper villa promises buyers a charming lifestyle.

Entered on the ground floor, carpeted stairs usher you to the first-floor hallway. Flooded with light from expansive bay windows the light and airy sitting room exudes a sense of relaxed style with wood-inspired flooring, ambient lighting, and a soft neutral colour palette. Adjoining is a stylish modern breakfasting kitchen featuring white wall and floor units complemented by black hardware, a white tiled splashback, and smooth grey worktops. High-spec integrated appliances include a hob, extractor hood, and oven. The generous south-east-facing layout allows for informal dining making this a perfect spot to entertain or enjoy day-to-day living.

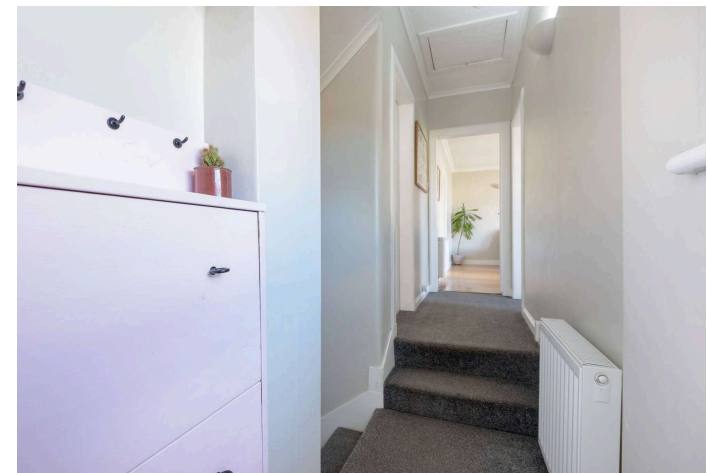
Lying off the hallway are two comfortable and bright double bedrooms each tastefully decorated and enhanced by built-in storage. Completing the internal layout is a sleek contemporary

bathroom equipped with a chrome towel radiator, hidden cistern WC, washbasin built into vanity, and bath with wall-mounted shower.

The well kept garden to the rear is south-facing and fully enclosed, the perfect haven for outside dining and relaxing. Two sheds provide useful storage, and a private driveway capable of holding multiple vehicles can be found to the front. Additional information: Roof and shared path repair costs are shared with the lower property.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob and extractor hood, and the fridge-freezer, washing machine and dishwasher are all included in the sale. The garden shed and storage units are also included.





PROPERTY FEATURES

- ❑ Two-bedroom upper flat
- ❑ Light and spacious sitting room
- ❑ Modern breakfasting kitchen
- ❑ Two double bedrooms
- ❑ Sleek family bathroom
- ❑ South-facing enclosed rear garden
- ❑ Large private driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - D

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.

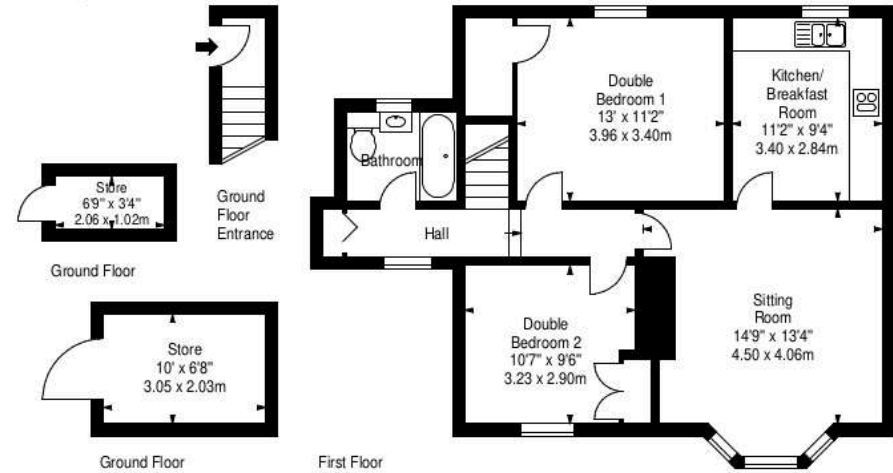
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Lammermuir Crescent,
Dunbar,
East Lothian, EH42 1DH



Approx. Gross Internal Area
748 Sq Ft - 69.49 Sq M
Stores
Approx. Gross Internal Area
90 Sq Ft - 8.36 Sq M
For identification only. Not to scale.
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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.
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