



# 1 Countess Avenue

DUNBAR, EAST LOTHIAN, EH42 1DY

Property  
**PARIS STEELE**

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

*Immaculately presented bungalow in central Dunbar. Stylish and spacious. Gated driveway. Landscaped garden.*



## PROPERTY DESCRIPTION

Enjoying a peaceful residential location yet only a short walk from Dunbar's high street, train station, and green open space, this beautifully presented three-bedroom bungalow promises an idyllic lifestyle. From the gated driveway featuring mature shrubbery and hedges, the front door opens into a stylish hallway that sets the scene for the entire property. To your left, the sitting room and adjoining dining room and kitchen, with captivating rear garden views and access through French doors, is simply stunning. The sitting room and dining room feature sophisticated herringbone flooring, with decorative wall panelling in the living room creating a natural divide along with a log-burning stove. Curtains can separate the two living and reception areas should you wish. The chic modern bespoke kitchen is adorned with green wall and floor cabinetry, gloss black worktops and high-spec integrated appliances including a range cooker, eye-level microwave, and wine fridge. Enhancing its appeal are finishing touches such as exposed red brick, a Belfast sink, pendant lighting, and a kitchen island. A good-sized utility provides additional storage and is accessed via the sitting room. Across the hallway, the principal double bedroom boasts a delightful aspect over the rear garden and features a luxurious en-suite rainfall shower

room complete with a WC, washbasin built into vanity and brass-effect towel radiator. With a backdrop of wood panelling, metro-tiles, and handsome wall and floor finishes it is almost spa-like. There are two additional double bedrooms alongside a designed contemporary bathroom finished in chic grey and white and showcasing a freestanding oval bath, hidden cistern WC, and washbasin set into a wall-hung vanity. Externally, the beautifully landscaped rear garden with a useful shed, offers a variety of peaceful seating areas, each overlooking a lush lawn bordered by pretty borders and established trees and hedges.

## FIXTURES & FITTINGS

Included in the sale: Floor coverings and light fixtures (excluding the light fitting in main bedroom). Integrated appliances inclusive of range cooker, eye level microwave, wine fridge & fridge-freezer (washing machine & dryer not included). Curtains & blinds to be included (excluding Livingroom curtains).



## PROPERTY FEATURES

- Three-bedroom bungalow
- Stylish sitting room
- Light-filled kitchen and dining room leading to the rear garden
- Three double bedrooms (one with en-suite shower room)
- Design-led bathroom
- Utility room
- Gated driveway
- Double glazing
- Gas Central Heating
- EPC - C
- Council tax band - E

## 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.

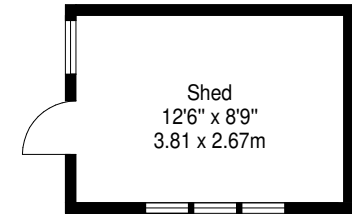
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



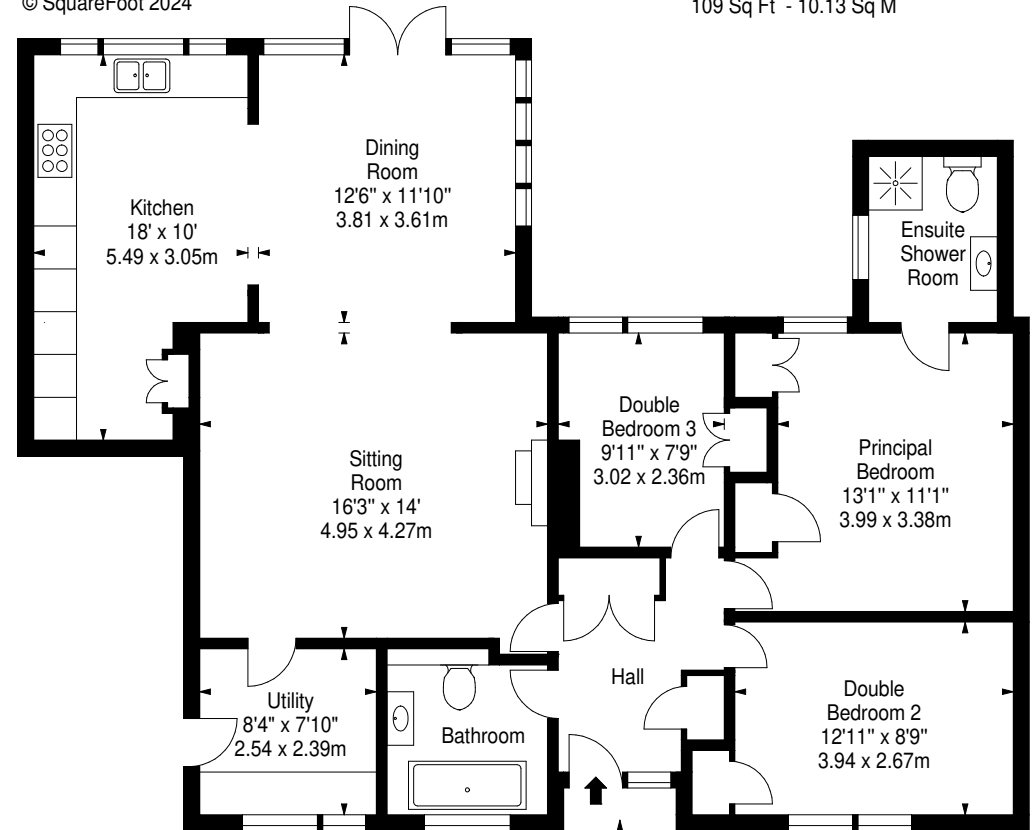
Countess Avenue,  
Dunbar,  
East Lothian, EH42 1DY



Approx. Gross Internal Area  
1222 Sq Ft - 113.52 Sq M  
For identification only. Not to scale.  
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Approx. Gross Internal Area  
109 Sq Ft - 10.13 Sq M



Ground Floor

## PARIS STEELE

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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
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.