



103C High Street

DUNBAR, EAST LOTHIAN, EH42 1ES

Property
PARIS STEELE

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Two-bedroom flat in the heart of Dunbar – boasting period features, high ceilings and a modern kitchen.



PROPERTY DESCRIPTION

Occupying an enviable position at the heart of Dunbar's vibrant high street this attractive two-bedroom traditional apartment with an array of fine period details, coastal views and a private garden promises a wonderful lifestyle. Located on the first floor of a Category C-listed tenement, the front door opens into a light and airy hallway. From here two large windows flood the elegant west-facing sitting room with natural light. These enhance the fine period details including exquisite cornicing, handsome wooden flooring, a shelved press, and an open fire set in a striking mantelpiece.

To the rear, the spacious east-facing dining kitchen with its stylish decor is ideal for day-to-day living and entertaining. The well-appointed modern kitchen showcases oak-effect wall and floor units, smooth black worktops and a white metro-tiled splashback. Integrated appliances include a dishwasher, induction hob, oven, extractor hood and a Belfast sink. A utility finished in the same style ensures the kitchen remains clutter-free. Two bright double bedrooms boast original cast iron feature fireplaces and share

access to a bathroom with a WC, washbasin built into vanity, and bath with a wall-mounted shower.

Externally the shared enclosed rear garden boasts a peaceful retreat. There is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, living room curtains and blind, kitchen blind, and bedroom blinds are included in the sale. The kitchen includes integrated fridge, freezer, dishwasher, oven/hob/extractor hood. The washing machine is available by separate negotiation.



PROPERTY FEATURES

- α Category C-listed two-bedroom apartment
- α West-facing sitting room with period details
- α Spacious modern dining kitchen and utility
- α Two double bedrooms
- α Family bathroom
- α Shared rear garden
- α On-street parking
- α Single glazing
- α Gas Central heating
- α EPC - D
- α Council tax band - B

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.



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PARIS STEELE Property

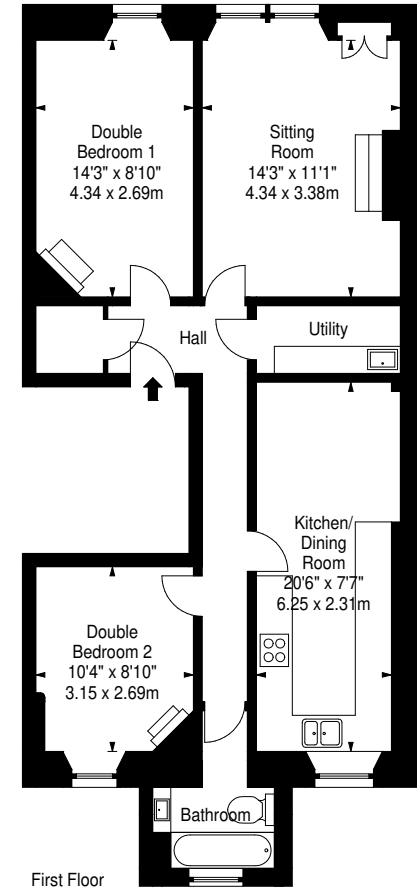
Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for 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 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.

High Street,
Dunbar,
East Lothian, EH42 1ES



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
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First Floor

espc Zoopla 
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