



12a Church Street

DUNBAR, EAST LOTHIAN, EH42 1HA

Property
PARIS STEELE

01620 497497 | parissteele.com

Two-bedroom terraced property in central Dunbar.



PROPERTY DESCRIPTION

Within walking distance of Dunbar's bustling high street, harbour, and train station, this two-bedroom mid-terrace property with private rear garden terrace will appeal to first-time buyers, couples, or professionals. The property requires some upgrading and cosmetic work.

The front door and entrance vestibule welcome you into a light and airy hallway leading to a spacious west-facing sitting room. Stylish grey floor tiling, crisp white walls and a chic living flame fireplace create a warm ambience and the sizeable footprint allows for versatile furniture configurations. Adjacent and lying just off a second internal hallway the modern kitchen with garden access boasts cream shaker-style wall and floor units, oak-effect worktops and a tiled splashback. Integrated appliances include an extractor

hood, induction hob, and oven. From here the bathroom features a WC, bath with a wall-mounted shower, and washbasin. To the front of the property, two east-facing double bedrooms enjoy generous proportions and a neutral décor including wooden flooring. The principal benefits from built-in mirrored wardrobes.

Externally the rear garden has a private elevated terrace ideal for alfresco dining or moments of relaxation. There is ample on-street parking.

FIXTURES & FITTINGS

All floor coverings, light fixtures, integrated appliances (oven, hob and extractor hood), and white goods are included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom mid-terrace property
- ❑ West-facing sitting room
- ❑ Modern kitchen with garden access
- ❑ Two double bedrooms
- ❑ Bathroom
- ❑ West-facing rear terrace
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC D
- ❑ 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.



Church Street,
Dunbar,
East Lothian, EH42 1HA



Approx. Gross Internal Area
860 Sq Ft - 79.89 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

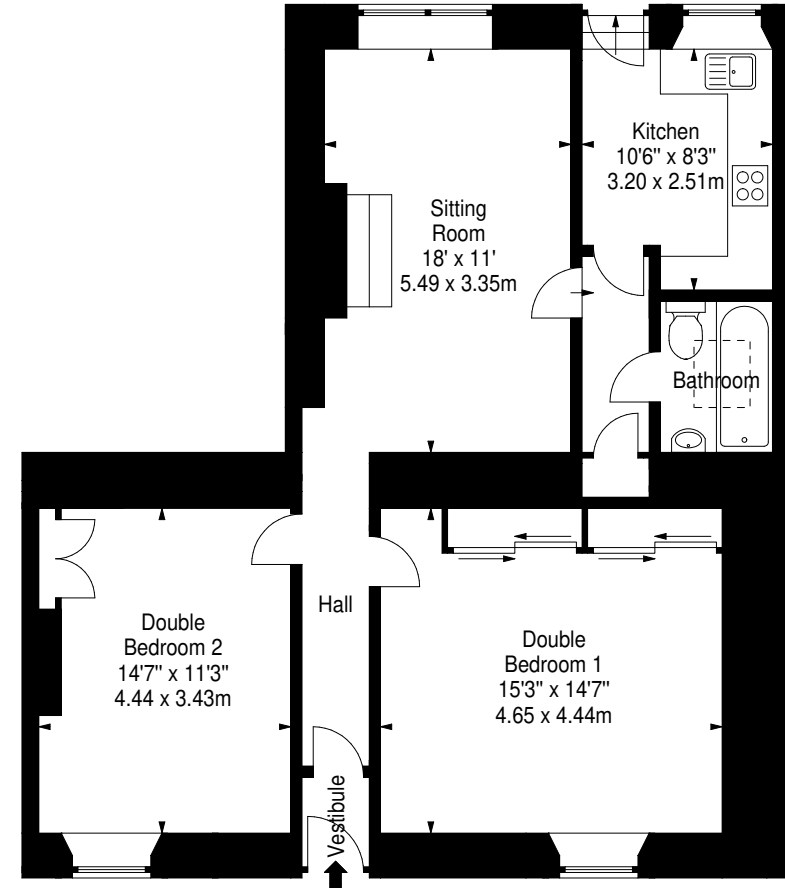
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Ground Floor

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.