



3a Queens Place

DUNBAR, EH42 1YA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Minutes from the High Street, Dunbar Golf Club and the train station, this well-presented two-bedroom lower villa combines a peaceful residential setting with modern convenience.

A bright hallway equipped with built-in storage, leads to a spacious light-filled sitting room with a delightful aspect over an expansive garden via a large picture window. Adorned with a statement accent wall and wood-inspired flooring it is an inviting space for day-to-day living.

Conveniently adjoining is a well-appointed modern kitchen showcasing oak-effect wall and floor units, grey quartz-effect worktops, and a sleek black tiled splashback. Integrated appliances include a hob and oven.

Lying off the hallway are two light and airy double bedrooms, one with built-in wardrobes. Each shares access to a contemporary shower room, complete with

a hidden cistern WC, washbasin built into vanity and a chrome towel radiator.

Externally there is a large front garden, and to the rear a low-maintenance south-west-facing garden with decorative stones, paving, and decking. There is residents' parking.

Additional information: Roof repair costs are shared with the property above.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds. integrated oven, hob, extractor, and the washing machine are included in the sale. The garden storage shed will also be included.



PROPERTY FEATURES

- ❑ Two-bedroom lower villa
- ❑ Light filled sitting room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Contemporary shower room
- ❑ Front garden, and south-west rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Residents' parking
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ Tenure - Freehold

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.

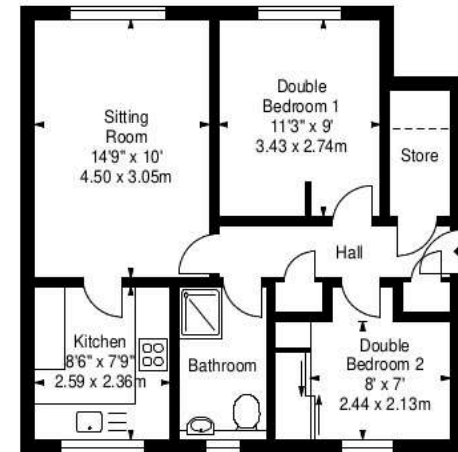
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**3A Queen's Place,
Dunbar,
East Lothian, EH42 1YA**



Approx. Gross Internal Area
554 Sq Ft - 51.47 Sq M
For identification only. Not to scale.
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Ground Floor

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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 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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