



34 Bellevue Court

DUNBAR, EH42 1YR

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

This one-bedroom second-floor flat in the highly sought-after McCarthy and Stone retirement development in Dunbar, is generously proportioned and well-presented offering secure and comfortable living.

As you enter the flat a carpeted hallway welcomes you. On the left, there is a large walk-in cupboard ideal for storage. You are then led to a generously proportioned sitting room decorated in warm neutrals and featuring an electric fireplace. Opening to a Juliet balcony framing a captivating aspect of Dunbar Parish Church, this is a delightful south-west-facing space for day-to-day relaxation. Conveniently adjoining the compact yet modern kitchen showcases wood-effect wall and floor units, a tiled splashback, quartz-effect worktops, and integrated appliances that include a hob, eye-level oven, and extractor hood. Returning to the hallway, the light and airy south-west-facing double bedroom with plush carpeting, built-in mirrored wardrobes, and views across to Dunbar Parish

Church, is a calm and serene retreat. Completing the accommodation is a well-appointed shower room with a WC and washbasin built into vanity. Handrails and an emergency pull cord offer a sense of safety.

Additional Information: The property is factored by First Port for an approximate annual fee of £2900, which includes 24-hour careline alarm system, garden upkeep, external window cleaning, maintenance of all communal grounds, communal lifts and block buildings insurance. Single occupancy owner must be 60+ years. Further owners must be no younger than 55+ years.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated eye-level oven/grill, ceramic hob, extractor hood and fridge, will be included in the sale.





PROPERTY FEATURES

- ❑ One-bed retirement property
- ❑ Bright and spacious sitting room with Juliet balcony
- ❑ Modern kitchen
- ❑ South-west facing double bedroom
- ❑ Good-sized shower room
- ❑ Large walk-in cupboard in the hallway
- ❑ Double glazing
- ❑ Electric heating
- ❑ Residents' parking
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £2900

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, cafès, 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 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.

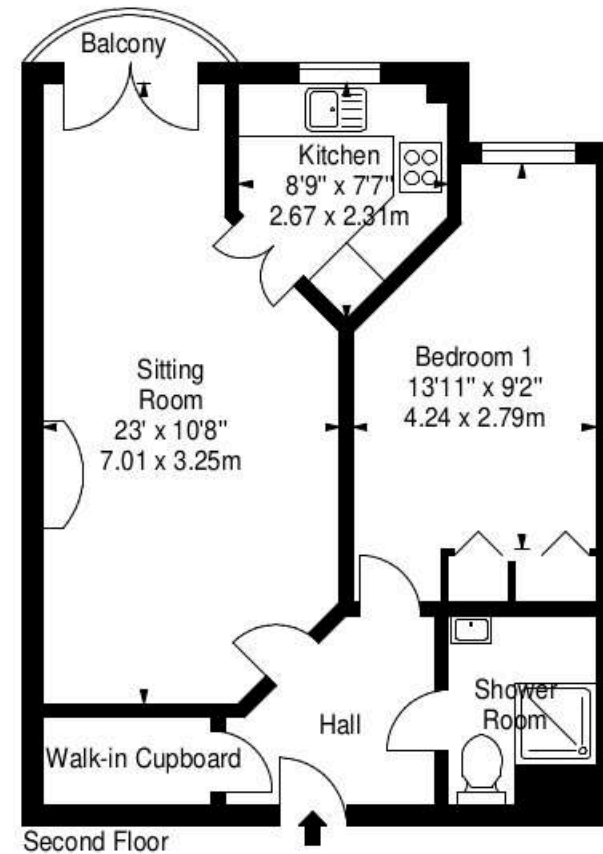
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Bellevue Court,
Queens Road,
Dunbar,
East Lothian, EH42 1YR**



Approx. Gross Internal Area
532 Sq Ft - 49.42 Sq M
For identification only. Not to scale.
© SquareFoot 2025



PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

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.

ēspc rightmove

zoopla in X Instagram Facebook