

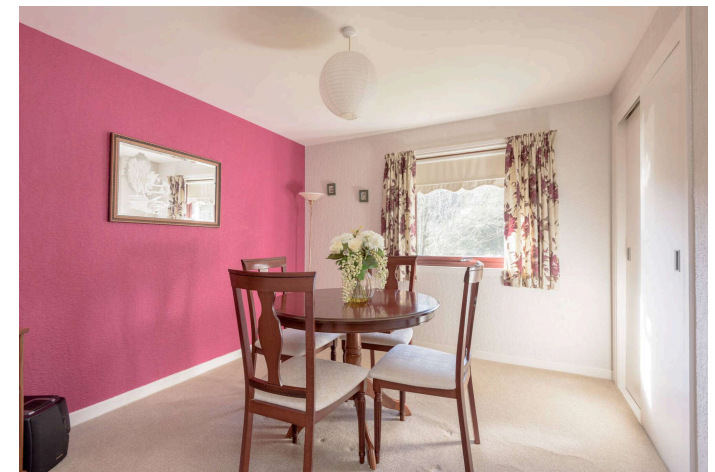


11 Broadhaven, East Links Road

DUNBAR, EH42 1LT

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in a popular retirement development with spectacular beach and coastal views, and only a five-minute drive from Dunbar High Street, this three-bedroom apartment promises a comfortable lifestyle.

A ground floor entrance vestibule leads to a welcoming first floor hallway and in turn to a light-filled and spacious sitting room. Boasting large south-west-facing windows, it features a delightful interior design including plush carpeting and a calm colour palette creating a relaxed and warm ambience. Adjoining a modern and well-appointed kitchen showcases wall and floor cabinetry in a soft green alongside complementary wood-effect worktops and an integrated hob, oven, and extractor hood.

From here you move across the hallway to a south-facing bedroom, which has been used as a formal dining room. There are two further double bedrooms, each generously proportioned and tastefully decorated, with one benefitting from built-in wardrobes. Completing the accommodation is a bathroom with a WC, washbasin built into vanity, and bath. Within the hallway there

is a large walk-in cupboard for storage, which also conveniently houses the condenser tumble dryer.

Externally, the development is enveloped by beautifully-maintained communal garden grounds and incorporates private residents' parking. There is also a communal drying room. The development is factored by Hacking and Paterson for a fee currently around £900 per annum. This covers buildings insurance, communal maintenance and gardening. The retirement development accepts occupants of 55+ years.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, oven with hob, extractor fan, free-standing fridge-freezer, washing machine and condenser tumble dryer to be included in the sale. Furniture will be available by separate negotiation (the dark wood coffee table and side table will not be included). The property benefits from a recently fitted stairlift which can be dismantled and stored if not currently required.



PROPERTY FEATURES

- ❑ Three-bedroom retirement apartment
- ❑ Bright and spacious south-west-facing sitting room
- ❑ Modern kitchen
- ❑ Three double bedrooms (one currently a dining room)
- ❑ Well-appointed bathroom
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Stairlift
- ❑ Resident's parking and shared landscaped grounds
- ❑ Communal drying room
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Annual Factor Fees - Currently around £900

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 wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses.

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



PARIS STEELE

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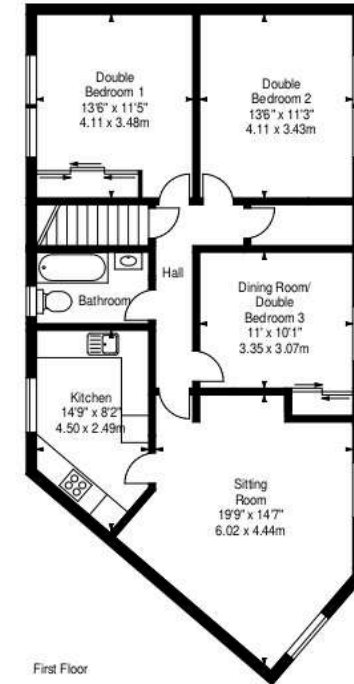
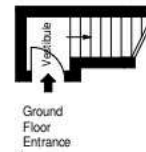
property@parissteele.com

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East Links Road,
Dunbar,
East Lothian, EH42 1LT



Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
For identification only. Not to scale.
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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 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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