



4 The Granary, Victoria Street

DUNBAR, EH42 1HW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying in a converted former granary building within Dunbar's picturesque and historic harbour, this impressive two-bedroom apartment presents a rarely available opportunity. Accessed from an attractive shared courtyard, the first-floor front door opens into a tastefully decorated hallway equipped with useful built-in storage including a utility cupboard. Straight ahead is a spacious open-plan dining, living, and kitchen area, featuring three deep recessed windows that face the harbour, providing stunning views and filling the space with natural light. The room is finished with crisp white walls and oak-effect parquet flooring, creating a sophisticated yet cosy atmosphere. The sleek kitchen, separated from the living area by a peninsula counter, has a separate entrance from the hallway. It is designed with soft green wall and floor units, smooth grey worktops, and a white metro-tiled splashback. There's plenty of room for freestanding appliances, with an extractor hood adding to the modern feel.

Each of the light and airy double bedrooms is generously sized

with built-in wardrobes. Completing the apartment is a stylish shower room, finished in a calming mix of white and earthy tones, with a WC and washbasin integrated into a wood-effect vanity.

Additional information: Granary Feuars Association. £65 per month. The monthly charge covers the maintenance and cleaning of the common areas. Larger repairs are dealt with as they arise and may require additional payments to be made.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/blinds. oven, extractor fan and free-standing dishwasher will be included in the sale. The fridge-freezer can be available by separate negotiation.



PROPERTY FEATURES

- ❑ Two-bedroom first-floor apartment
- ❑ Spacious open-plan living/dining kitchen
- ❑ Light filled and versatile space
- ❑ Utility room
- ❑ Two double bedrooms
- ❑ Stylish shower room
- ❑ Shared residents' parking
- ❑ Electric heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Monthly residents' fee - £65.00

DUNBAR

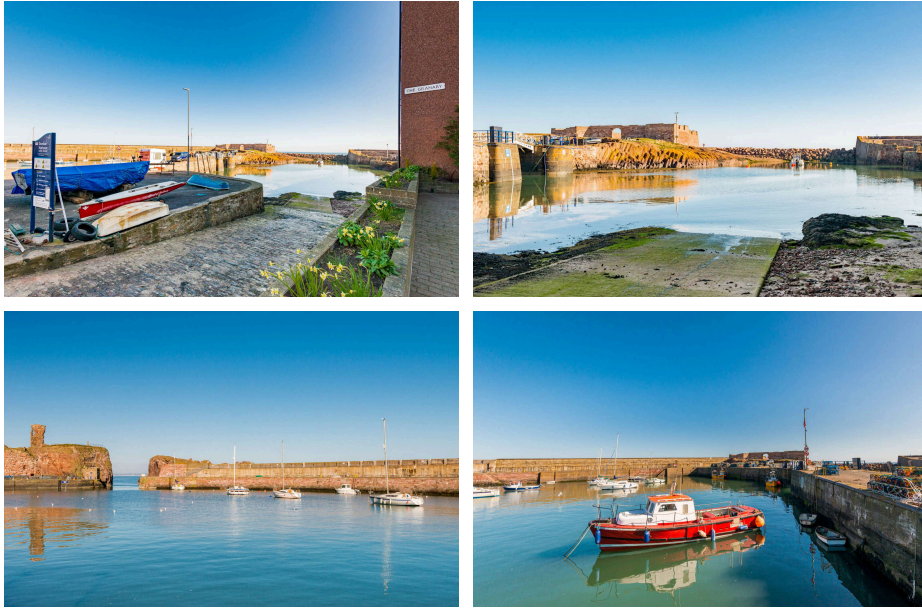
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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.

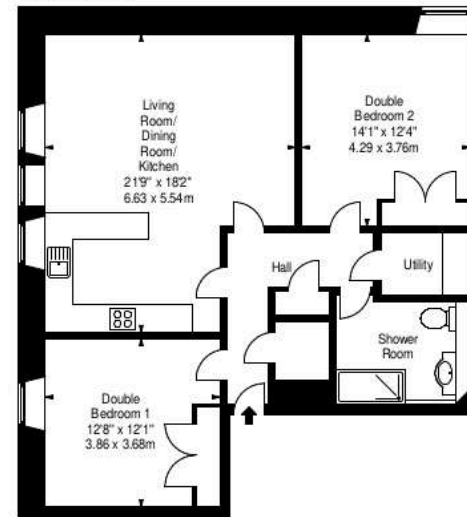
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



The Granary,
Victoria Street,
Dunbar,
East Lothian, EH42 1HW



Approx. Gross Internal Area
924 Sq Ft - 85.84 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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