



4a West Port

DUNBAR, EH42 1BU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying a prime position in the heart of Dunbar, this is a bright, spacious, and well-presented traditional one-bedroom flat. Occupying a prime position in the heart of Dunbar, this is a relaxing retreat, and the modern tiled shower room features a WC and washbasin built into vanity.

Welcomed by a second-floor carpeted hallway equipped with built-in storage you enter a comfortable sitting room boasting plush carpeting and a soothing colour palette. With a sizeable layout, it allows for informal dining depending on individual needs.

Across the hall lies a south-east-facing breakfasting kitchen featuring worktops in grey and a natural hue, a white tiled splashback, and grey quartz-effect worktops. Integrated appliances include a gas hob, extractor hood, and oven whilst a built-in cupboard is useful for additional storage. A cosy double bedroom offers a

Externally there is on-street permit parking.

Additional information: Roof repairs are shared with the 5 other properties in the building. Common stairwell responsibility lies with the four flats in the stair.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob and extractor fan, and the fridge-freezer will be included in the sale. The washer-dryer will be included by separate negotiation.



PROPERTY FEATURES

- ❑ One-bedroom second-floor flat
- ❑ Spacious sitting room
- ❑ Breakfasting kitchen
- ❑ Comfortable double bedroom
- ❑ Well-appointed modern shower room
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - D
- ❑ Council tax band - B

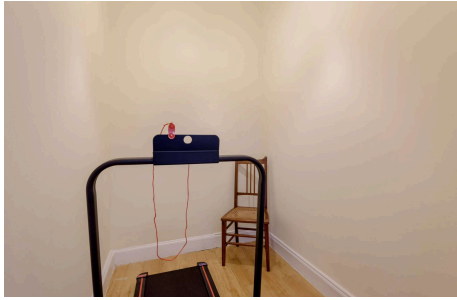
DUNBAR

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, 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, 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.

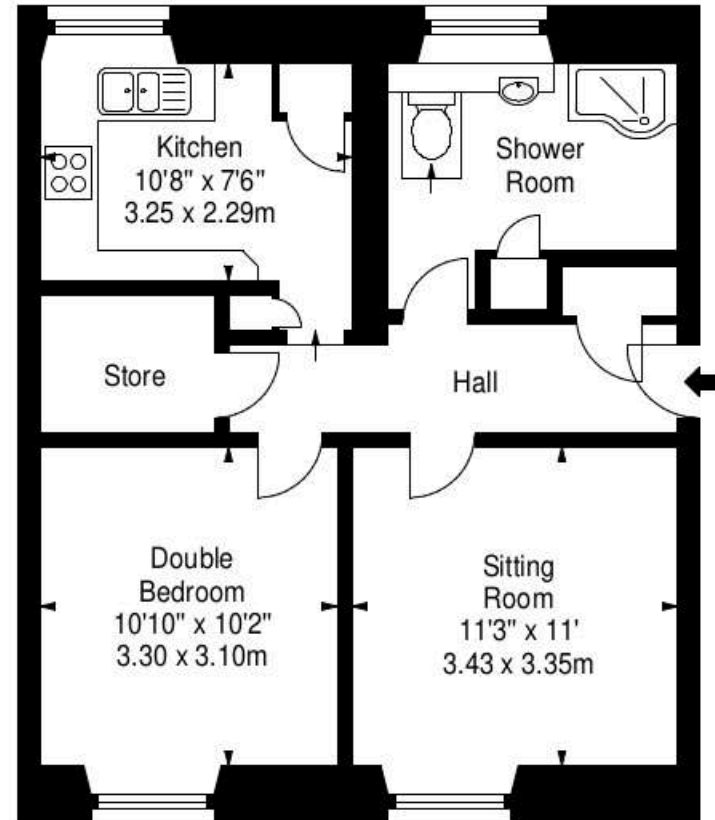
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



West Port,
Dunbar,
East Lothian, EH42 1BU



Approx. Gross Internal Area
547 Sq Ft - 50.82 Sq M
For identification only. Not to scale.
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Second Floor

PARIS STEELE

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Let's Talk

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Property
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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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