



41 Simpson Avenue

DUNBAR, EH42 1XX

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Located within a sought-after residential development nearby to Belhaven Bay and John Muir Country Park, and just a short distance from Dunbar's vibrant town centre, this well presented five-bedroom detached home offers stylish and flexible living.

A welcoming carpeted hallway sets the tone on entry, leading into the sitting room. Featuring a soft neutral colour scheme, and elegant louvred shutters, the space is further enhanced by a mantelpiece housing an electric fire. To the rear lies a stunning open-plan south-facing dining kitchen. French doors open directly onto the garden, while gloss cream wall and floor units are paired with wood-effect worktops and high-spec integrated appliances including a gas hob, oven, and extractor hood. An adjoining utility room provides additional storage and garden access. Completing the ground floor is a light and airy fifth bedroom/study and a convenient guest WC. The spacious first floor offers four well-proportioned double

bedrooms, including a luxurious south-facing principal with a contemporary en-suite with walk-in shower, a hidden cistern WC and washbasin built into vanity. The remaining bedrooms are served by a design-led contemporary family bathroom, fitted with a bath and wall-mounted shower, WC, and washbasin.

Externally, the enclosed south-facing rear garden benefits from uninterrupted sunshine, is laid to lawn with paved seating areas, providing an ideal space for relaxing with friends and family. A detached garage allows for parking.

Additional Information: The property is factored by Hacking and Paterson at a cost of around £37 per quarter.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, fitted shutters and blinds, and integrated hob, oven, extractor fan, dishwasher, fridge-freezer, and under-counter freezer are included in the sale.



PROPERTY FEATURES

- ❑ Five-bedroom detached home
- ❑ Bright sitting room
- ❑ South-facing dining kitchen opening to garden
- ❑ Utility room
- ❑ Fifth bedroom/study
- ❑ Four double bedrooms (one with en-suite)
- ❑ Family bathroom and guest WC
- ❑ Rear south-facing garden
- ❑ Driveway and detached garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - F
- ❑ Factor fee - £37 per quarter

DUNBAR

THIRTY MILES EAST OF EDINBURGH, DUNBAR IS A PICTURESQUE, FRIENDLY, AND HISTORIC EAST Lothian COASTAL TOWN. SIMPSON AVENUE IS JUST A SHORT WALK FROM BELHAVEN BAY - PERFECT FOR WALKS.

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.

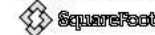
FOR RECREATIONAL PURSUITS, THE TOWN HAS A POPULAR LEISURE CENTRE COMPLETE WITH A SWIMMING POOL, FLUMES, AND FITNESS CLASSES. THERE ARE OF COURSE WONDERFUL COASTLINE AND COUNTRYSIDE WALKS TO ENJOY AS WELL AS ACCESS TO THE JOHN MUIR COUNTRY PARK AND TWO ACCLAIMED GOLF COURSES. EAST LINKS FAMILY PARK AND FOXLAKE ADVENTURES ARE FANTASTIC DESTINATIONS FOR ALL AGES.

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.

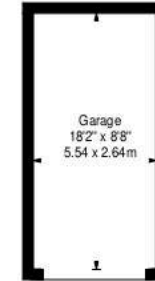
DUNBAR TRAIN STATION PROVIDES SWIFT LINKS TO EDINBURGH AND THERE IS CONVENIENT ACCESS TO THE A1 MAKING IT EASY TO COMMUTE BY CAR.



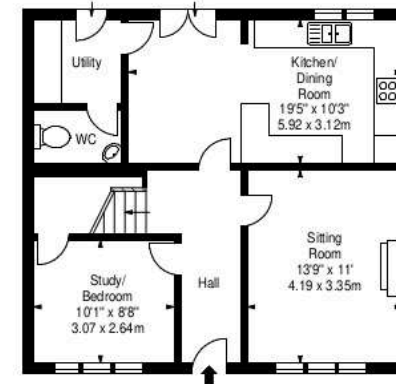
Simpson Avenue,
Dunbar,
East Lothian, EH42 1XX



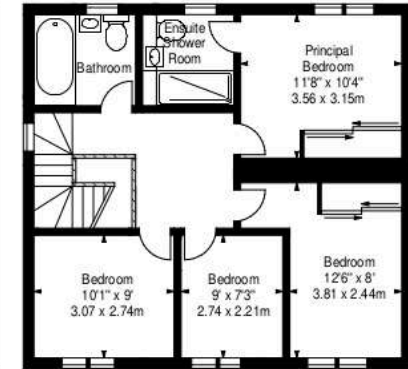
Approx. Gross Internal Area
1286 Sq Ft - 119.47 Sq M
Garage
Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

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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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