



3 The Courtyard, Easter Broomhouse Steading

DUNBAR, EH42 1RA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying in scenic countryside just half a mile from Dunbar, this appealing two-bedroom property in an exclusive steading development makes for a charming home. A wonderful first impression is made as you approach the property with its handsome red stone exterior and pantile terracotta roof. Inside you are welcomed by a tastefully decorated entrance vestibule that leads up carpeted stairs to the hallway. The sitting room is flooded with natural light. Plush carpeting and a soothing colour palette along with a striking mantle housing an electric flame stove help to create a comfortable ambience. Adjacent, the dining kitchen awaits. Finished with under-base-lit white wall and floor units, a tiled splashback, and grey worktops it is both practical and aesthetically pleasing. High-spec integrated appliances include a hob, eye-level grill, oven, and extractor hood. Continuing along the hallway, you'll find two delightful double bedrooms,

equipped with built-in wardrobes. These rooms share access to a contemporary bathroom, complete with a shower enclosure, bath, WC, and washbasin. Externally, an expansive shared garden offers plenty of space to enjoy the peaceful rural surroundings and outdoor living. There is an allocated parking space, and ample visitor parking available. Additional information: Quarterly payment to private residents association currently £250.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, and integrated appliances will be included. Oven, grill, hob and extractor fan. Dishwasher included if required. Further inclusions may be available by separate negotiation.



PROPERTY FEATURES

- Two-bedroom upper villa
- Triple aspect sitting room
- Modern and spacious dining kitchen
- Two double bedrooms
- Modern family bathroom
- Shared garden/BBQ area
- Allocated parking space and additional parking
- Double Glazing
- Electric Heating
- EPC - D
- Council tax band - C
- Tenure - Freehold

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.

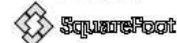
For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and 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.

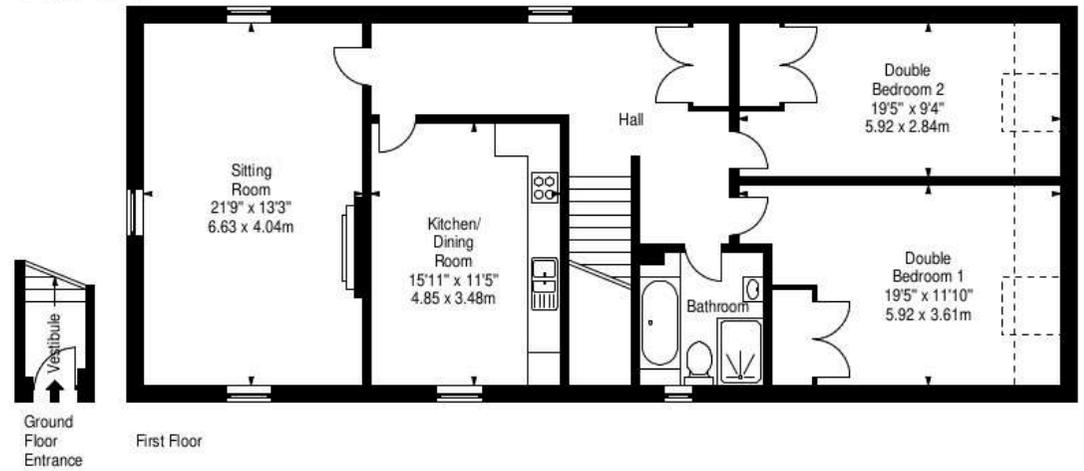
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



The Courtyard, EH42 1RA



Approx. Gross Internal Area
1232 Sq Ft - 114.45 Sq M
For identification only. Not to scale.
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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.

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