

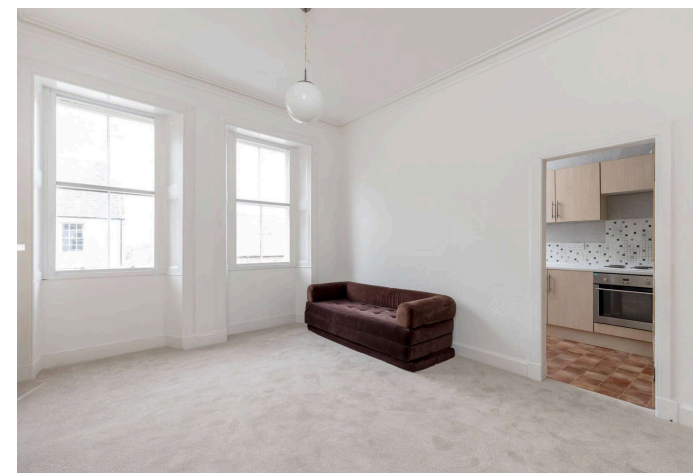


Top Flat, 57 High Street  
DUNBAR, EH42 1EW

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Lying in the heart of Dunbar on the bustling High Street and within easy reach of the historic harbour, this is a bright and traditional one-bedroom apartment.

From the welcoming second-floor hallway you move into a twin-windowed west-facing sitting room. Showcasing plush carpeting, a warm neutral décor, a built-in press, and a striking black fireplace housed in a handsome mantelpiece. It is spacious and comfortable. Adjoining is the kitchen boasting oak-effect wall and floor units, a mosaic tiled splashback, and smooth white worktops. Allowing for informal dining, it also features an integrated hob and oven.

A light-filled double bedroom with skyline coastal views, and a bathroom equipped with a WC, washbasin, and bath with a wall-mounted shower complete the layout.

Whilst in need of some upgrading and cosmetic improvements, this will make an ideal first time home or investment property.

Externally there is on-street parking.

Additional information: Communal repair costs are shared as a percentage amount between the 3 properties in the block.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob and free-standing washing machine will be included in the sale.



## PROPERTY FEATURES

- ❑ One-bedroom top floor flat
- ❑ West-facing sitting room
- ❑ Modern kitchen allowing for informal dining
- ❑ Bright double bedroom
- ❑ Traditional bathroom
- ❑ Single glazing
- ❑ Electric heating
- ❑ On-street parking
- ❑ EPC - G
- ❑ Council tax band - A
- ❑ 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.

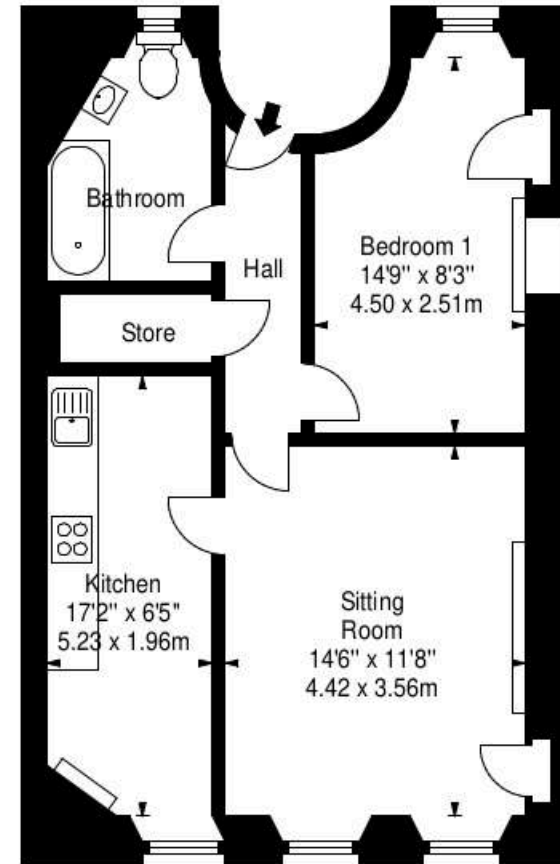




High Street,  
Dunbar,  
East Lothian, EH42 1EW



Approx. Gross Internal Area  
552 Sq Ft - 51.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor

## PARIS STEELE

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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](http://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](mailto: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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