



42 Meikle Park Road

DUNBAR, EH42 1XD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

This appealing three-bedroom semi-detached home is perfect for young and growing families, as well as first-time buyers looking to put down roots in this thriving coastal town.

From the gated, neatly maintained south-facing front garden, you are welcomed into a bright and airy hallway, where a chic modern décor is complemented by polished floor tiles. Straight ahead, a spacious sitting/dining room opens onto the rear garden through elegant French doors. Flooded with natural light and with built-in storage, this inviting space features plush carpeting and soft grey walls, creating a warm and relaxing atmosphere ideal for everyday living.

To the front of the home, the contemporary kitchen presents a sleek monochrome design with crisp white wall and base units, contrasting black worktops, and integrated appliances including a gas hob, oven, and extractor hood. A handy WC completes the downstairs layout. Upstairs, there are three well-presented double bedrooms including a south-facing principal which along with its generous proportions benefits from built-in

wardrobes. They are served by a stylish family bathroom fitted with a bath and wall-mounted shower, a hidden cistern WC, and a washbasin built into a wall-hung vanity. The property benefits from partial flooring in the loft offering additional storage space.

Externally, the enclosed rear garden, laid to lawn with paved seating areas, provides a delightful outdoor space to relax or entertain. There is a useful shed ideal for storing garden furniture/equipment. The property has an allocated parking space, and there is ample on-street parking available.

Additional Information: Factored by Hacking and Patterson Management Services - £44 per quarter.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated oven, hob, extractor hood, fridge-freezer, dishwasher and washing machine will be included in the sale. The recently built garden shed will also be included.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Light-filled sitting room opening to garden
- ❑ Well-equipped, modern kitchen
- ❑ Three well-presented double bedrooms
- ❑ Family bathroom and guest WC
- ❑ Front and rear gardens
- ❑ Allocated parking space
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Factor fee - £44 per quarter

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.

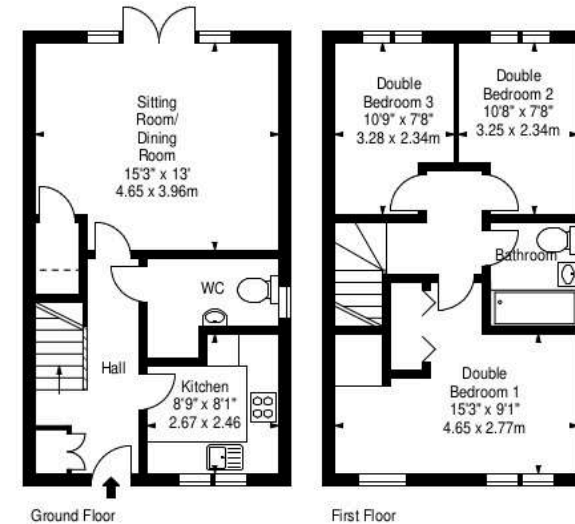
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Meikle Park Road,
Dunbar,
East Lothian, EH42 1XD



Approx. Gross Internal Area
824 Sq Ft - 76.55 Sq M
For identification only. Not to scale.
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PARIS STEELE

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Let's Talk

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property@parissteele.com

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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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