



6b Beachmont Court

DUNBAR, EH42 1YF

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Minutes from Dunbar Golf Club, amenities, schooling, and transport links this well-presented two-bedroom ground-floor villa is ideal for first-time buyers, couples, or those keen to downsize.

The tastefully decorated hallway equipped with built-in storage leads you to the bright sitting room with a large picture window overlooking the front of the property. Adorned with a neutral colour palette, plush carpeting, and allowing for informal dining it is perfect for day-to-day living. Modern and U-shaped in design the adjoining south-east-facing kitchen features shaker-style wall and floor units, smooth worktops, and a tiled splashback. Integrated appliances include a hob, eye-level oven, and extractor hood.

Completing the layout are two comfortable carpeted

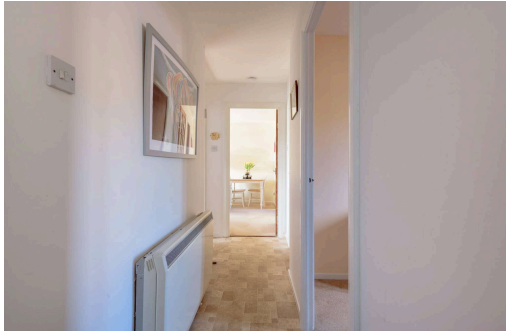
double bedrooms, one with built-in wardrobes, and a shower room equipped with a WC and washbasin.

Externally, the enclosed south-east-facing rear garden is laid with decorative stones whilst a small shed provides useful storage.

Additional information: Roof repairs are shared with the 4 properties in the block.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob, extractor hood, fridge and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom ground floor flat
- ❑ Bright and spacious sitting room
- ❑ Traditional styled kitchen
- ❑ Two double bedrooms
- ❑ Shower room
- ❑ Enclosed south-east-facing rear garden
- ❑ Double glazing
- ❑ Electric heating
- ❑ Residents' 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, 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.

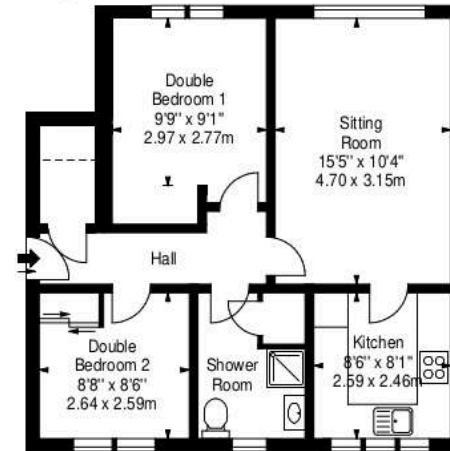
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Beachmont Court,
Dunbar,
East Lothian, EH42 1YF**



Approx. Gross Internal Area
561 Sq Ft - 52.12 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

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.

êspc rightmove

zoopla in x