



1 The Granary Victoria Street

DUNBAR, EH42 1HW

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

Lying in a converted former granary building within Dunbar's picturesque and historic harbour, this is a beautifully presented two-bedroom ground-floor apartment in turn-key condition.

The home opens into an elegantly styled hallway, where a soothing palette of soft greys, whites, and natural hues sets the tone for the interiors beyond. Straight ahead, a stunning triple-aspect open-plan sitting dining room and kitchen area awaits finished with wood-inspired flooring, a soothing colour scheme, and French doors opening to the harbour. Flooded with natural light, this space exudes understated sophistication, offering a seamless setting for relaxed living and entertaining.

The contemporary kitchen is thoughtfully designed, featuring handleless cabinetry in rich navy blue, enhanced by under-unit lighting, a tiled splashback, and wood-effect worktops. A suite of high-spec integrated appliances includes an induction hob, eye-level microwave, oven, and extractor hood.

The principal double bedroom is a peaceful retreat, complete with built-in wardrobes, while the second double bedroom is

equally light-filled and inviting. Both bedrooms enjoy access to a luxurious, design-led bathroom fitted with a chrome towel radiator, bath with wall-mounted shower, a washbasin built into vanity, and a WC. The property has double door access to the harbour, and benefits from private residents' parking.

Additional information: Granary Feuars Association. £65 per month. This covers roof maintenance and repairs, communal area and parking area maintenance.

## FIXTURES & FITTINGS

All light fixtures, curtains/blinds, mirrors, bathroom fixtures, integrated kitchen appliances - inclusive of induction hob, oven, eye-level microwave, extractor hood, fridge-freezer, dishwasher, washing machine/tumble dryer - will be included in the sale.



## PROPERTY FEATURES

- ❑ Stunning two-bedroom ground-floor apartment
- ❑ Open-plan sitting dining room and kitchen
- ❑ Two exceptionally presented double bedrooms
- ❑ Stylish and modern bathroom
- ❑ Double glazing
- ❑ Electric heating
- ❑ Private residents' parking
- ❑ EPC - E
- ❑ Council tax band - C
- ❑ Residents' Association - £65 per month

## 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, 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.

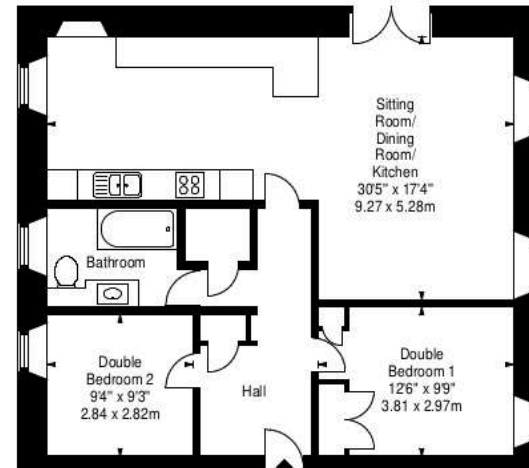
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**The Granary,  
Victoria Street,  
Dunbar,  
East Lothian, EH42 1HW**



Approx. Gross Internal Area  
850 Sq Ft - 78.97 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](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.

êspc rightmove

zoopla in X Instagram Facebook