



16 Letham Road

DUNBAR, EH42 1AL

Property
PARIS STEELE

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PROPERTY DESCRIPTION

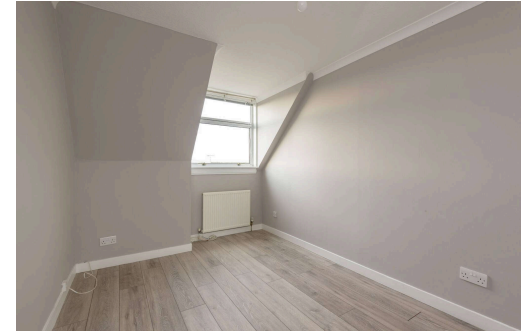
Presented in immaculate condition, this three-bedroom semi-detached home in Dunbar within walking distance of the high street and harbour showcases high-quality fixtures and fittings throughout. With a sought-after south-facing aspect, it offers bright, contemporary living ideally suited to modern family life. A tastefully decorated hallway sets a warm and welcoming tone, offering a glimpse of the stylish interiors to follow. To the left, a spacious and light-filled sitting room enjoys a large picture window framing a south-facing aspect to the front. With wood-inspired flooring and soft neutral wall tones, it's an inviting space designed for comfort and relaxation. Adjoining lies a sleek, contemporary kitchen that flows into a utility room with garden access. Designed with clean lines and a modern aesthetic, the kitchen features a built-in cupboard, handleless light grey cabinetry, stone-effect worktops, and a full suite of high-spec integrated appliances including an eye-level microwave, gas hob, oven, and extractor hood. Also on the ground floor is a versatile double bedroom echoing the pleasant

outlook enjoyed by the sitting room.

Upstairs, two bright and airy south-facing double bedrooms both benefit from built-in wardrobes and a calm, neutral décor. A well-appointed bathroom completes the accommodation and includes a chrome towel radiator, WC, washbasin built into vanity, and a bath with a wall-mounted shower. Externally there is a driveway and garage to the front bordering a low-maintenance garden. At the rear, a paved raised garden offers a peaceful place in which to relax.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob, eye level microwave, extractor hood are included in the sale. The free-standing washing machine is new and will be included by separate negotiation.



PROPERTY FEATURES

- Three-bedroom detached home
- South-facing sitting room
- Contemporary kitchen
- Utility with garden access
- Three double bedrooms
- Family bathroom
- Front and rear gardens
- Driveway and detached garage
- Gas central heating
- Double glazing
- EPC - D
- Council tax band - D

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.

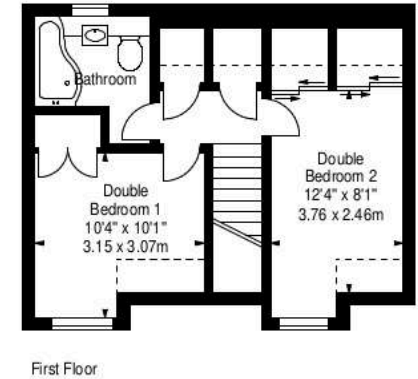
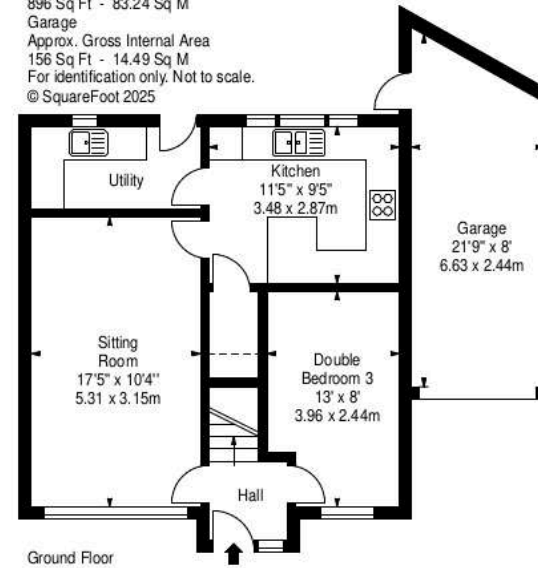
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Letham Road,
Dunbar,
East Lothian, EH42 1AL



Approx. Gross Internal Area
896 Sq Ft - 83.24 Sq M
Garage
Approx. Gross Internal Area
156 Sq Ft - 14.49 Sq M
For identification only. Not to scale.
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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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