

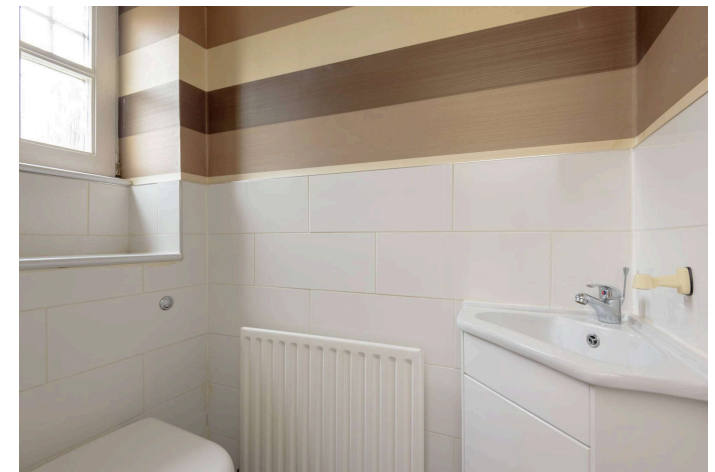


16 Bielside Gardens

DUNBAR, EH42 1WA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Quietly positioned, this three-bedroom semi-detached home in the small village of West Barns will appeal to growing and established families or those looking to downsize in comfort.

The light and airy entrance hallway guides you into a bright sitting room. Boasting a tasteful décor including wood-inspired flooring and a warm neutral colour palette this charming space is flooded with natural light thanks to twin windows overlooking the front of the property. With a living flame fireplace and a generous layout, it is ideal for relaxed day-to-day living. To the rear, an impressive dining kitchen spans the width of the home and flows into a well-appointed conservatory. Modern and U-shaped in design, the kitchen boasts wood-effect wall and floor cabinetry, quartz-effect worktops, a tiled splashback, and integrated appliances including a gas hob and oven. The adjoining conservatory, accessed via patio doors, adds valuable additional living space and opens directly onto the rear garden, ideal for family life or hosting guests. A convenient guest WC completes the ground floor.

Upstairs, three double bedrooms each feature built-in wardrobes, with two enjoying tranquil rear garden views. All share access to a contemporary shower room with a hidden cistern WC and a washbasin built into vanity.

Externally, the enclosed south-east-facing rear garden offers a peaceful, low-maintenance retreat with paving, raised timber beds, and a handy garden shed. A private driveway to the front provides off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, hob and extractor fan and free-standing dishwasher will all be included in the sale. The garden shed will also be included. Some furniture may be available by negotiation.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Bright and spacious sitting room
- ❑ Modern dining kitchen
- ❑ Conservatory
- ❑ Three double bedrooms
- ❑ Family shower room and guest WC
- ❑ South-east-facing rear garden
- ❑ Driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - E

WEST BARNs

West Barns is a small and welcoming village in picturesque East Lothian, two miles west of scenic coastal Dunbar and approximately twenty-eight miles east of Edinburgh.

The village contains a village hall, a bistro, gallery, and convenience store, and is home to the Edinburgh Beer Factory brewery and restaurant. Dunbar boasts a wide variety of amenities that include independent retailers, galleries, cafés, restaurants, bars 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 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 West Barns Primary School and 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.



PARIS STEELE

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Let's Talk

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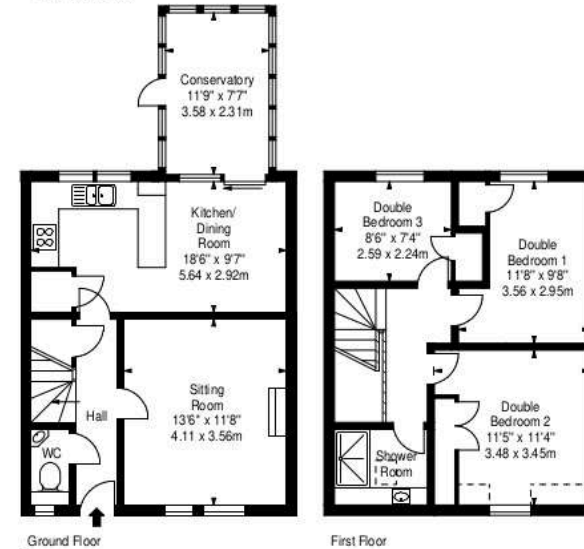
property@parissteele.com

Property
PARIS STEELE

Bielside Gardens,
West Bams,
Dunbar,
East Lothian, EH42 1WA



Approx. Gross Internal Area
962 Sq Ft - 89.37 Sq M
For identification only. Not to scale.
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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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