



71b Countess Road

DUNBAR, EH42 1DU

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Enjoying a prime position in coastal Dunbar, this four-bedroom bungalow offers an ideal setting for family living. The brick-paved garden and driveway lead to the front door and into an elegantly decorated hallway. Featuring soft neutral tones, and ambient lighting, this inviting space exudes a warm ambience. Moving through the home, French doors open into a bright and spacious south-facing sitting room, where further French doors and flanking windows flood the space with natural light. The room enjoys a serene outlook and a seamless connection to the garden, making it an ideal setting for relaxation and entertaining. Opposite, the sizeable and well-appointed dining kitchen with a breakfast bar offering a thoughtful divide between it and the dining area, the kitchen showcases rich wood-effect wall and floor units, smooth worktops, and high-spec integrated appliances including a striking black range cooker and stainless-steel extractor hood. An adjacent utility offers additional storage and external access. Positioned at the opposite end of the home, the principal double bedroom is a tranquil retreat. With west-facing French doors opening to the garden, this space accommodates a comfortable seating area

and built-in wardrobes. Its en-suite shower room is finished in a sleek monochrome palette, with black sparkle quartz wall tiling, a hidden cistern WC, and a washbasin built into vanity. Three further double bedrooms are well-presented, with two featuring built-in wardrobes. Completing the interior is a stylish family bathroom, equipped with a shower enclosure, bath, washbasin built into vanity, hidden cistern WC, and a chrome towel radiator.

Externally, the south-facing garden has been thoughtfully designed with a lush lawn surrounded by borders, trees, paving, and a decking area for alfresco dining and entertaining.

FIXTURES & FITTINGS

All light fixtures, blinds and the double-oven with gas hob will be included in the sale. Some other white goods and furniture may be available by separate negotiation.





PROPERTY FEATURES

- ❑ Four-bedroom bungalow
- ❑ South-facing sitting room
- ❑ Spacious dining kitchen with adjacent utility
- ❑ Four double bedrooms (one with en-suite)
- ❑ Family bathroom
- ❑ Spacious brick-paved driveway
- ❑ South-facing rear garden
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - F
- ❑ Tenure - Freehold

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.



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

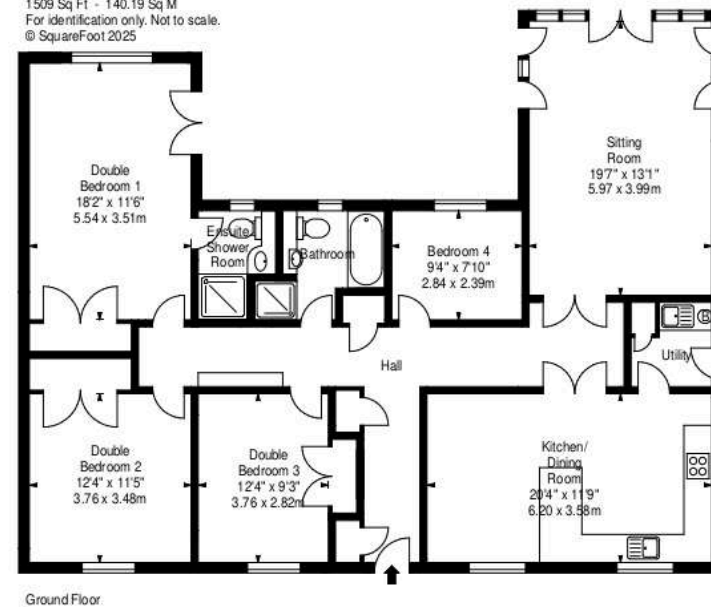
property@parissteele.com

Property
PARIS STEELE

Countess Road,
Dunbar,
East Lothian, EH42 1DU



Approx. Gross Internal Area
1509 Sq Ft - 140.19 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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.

espc rightmove 
zoopla in X   