



44 Brodie Road

DUNBAR, EH42 1FJ

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Light, airy, and exceptionally spacious, this two-bedroom upper flat just a five-minute drive from Dunbar High Street, will appeal to first-time buyers, professionals, and couples.

From the ground floor entrance carpeted stairs take you to the hallway and into a generously proportioned and open-plan south-facing sitting room and kitchen. Flooded with natural light and boasting a tasteful décor this is the ideal space for day-to-day living. Modern in design the kitchen features white wall and floor units, black quartz-effect worktops, and integrated appliances including an extractor hood, oven, and gas hob.

Completing the internal layout are two comfortable carpeted double bedrooms, one with built-in wardrobes and a sizeable bathroom featuring a bath with a wall-

mounted shower, WC, and washbasin built into vanity. Externally there is a large shared drying green and ample on-street parking.

Additional information: The property is factored by Hacking and Paterson at approx £6 per month. RMG Living cover the estate grounds gardening and maintenance at approx £35 per month.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob, extractor fan and fridge-freezer to be included in the sale.





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## PROPERTY FEATURES

- ❑ 2-bedroom upper flat
- ❑ Spacious south-facing sitting room and kitchen
- ❑ Bright open plan living space
- ❑ Two double bedrooms
- ❑ Sizeable modern bathroom
- ❑ Large shared drying green
- ❑ On-street parking
- ❑ Triple glazing
- ❑ Gas central heating
- ❑ EPC - B
- ❑ Council tax band - B
- ❑ 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

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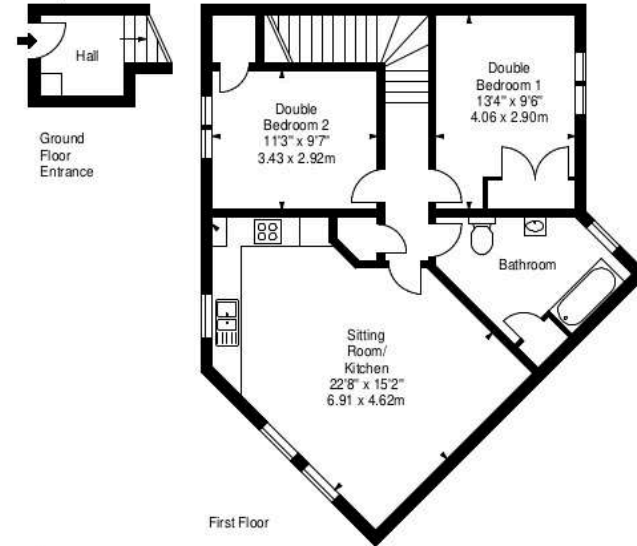
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**PARIS STEELE** Property

Brodie Road,  
Dunbar,  
East Lothian, EH42 1FJ



Approx. Gross Internal Area  
770 Sq Ft - 71.53 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](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.

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