

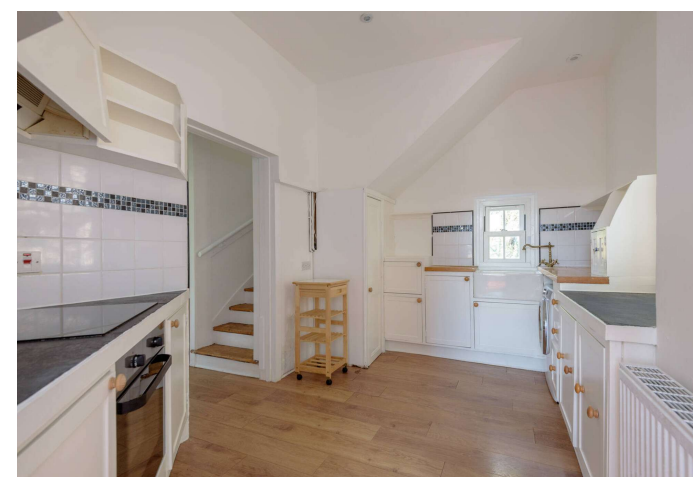


Knockenhair Lodge, Knockenhair Road

DUNBAR EH42 1BA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully set back on a private road and less than a five-minute drive from the heart of Dunbar, this whitewashed two-bedroom former lodge house presents a rare opportunity to acquire a characterful home presented in turn-key condition.

From the light and airy entrance vestibule and hallway you pass a comfortable and bright west-facing double bedroom before moving into a south and east-facing sitting room. Flooded with natural light and boasting carpeting, an original feature fireplace, and a neutral décor it is a delightful space in which to relax.

Conveniently adjoining, the generously proportioned kitchen showcases white base units alongside a tiled splashback, built-in cupboard, and an integrated extractor hood, hob, and oven. Completing the ground

floor is a stylish modern shower room with a hidden cistern WC and washbasin built into vanity. There is access to the garden from a rear hallway.

Ascending to the first floor, you arrive at a light-filled double bedroom with built-in cabinetry. There is also access to a small loft space via the built-in wardrobes, allowing for additional storage.

Externally the enclosed rear garden blends decorative stones and mature borders to create a tranquil and idyllic retreat. Parking is available on-street.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated hob, oven, extractor fan, and the washing machine are included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom detached home
- ❑ Spacious south & east facing sitting room
- ❑ Traditional kitchen
- ❑ Two double bedrooms
- ❑ Stylish shower room
- ❑ Enclosed rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - E
- ❑ Council tax band - D
- ❑ 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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Let's Talk

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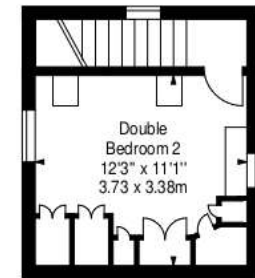
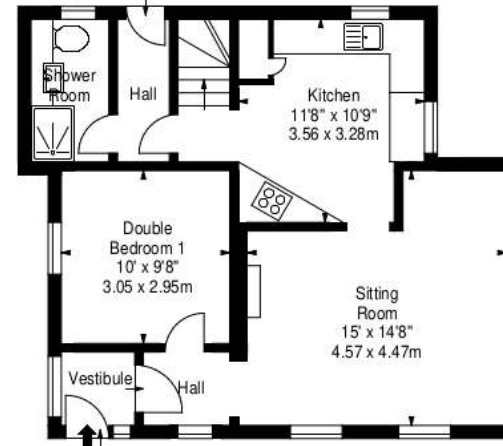
PARIS STEELE Property

**Knockenhair Lodge,
Knockenhair Road,
Dunbar,
East Lothian, EH42 1BA**



SquareFoot

Approx. Gross Internal Area
754 Sq Ft - 70.05 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.

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