

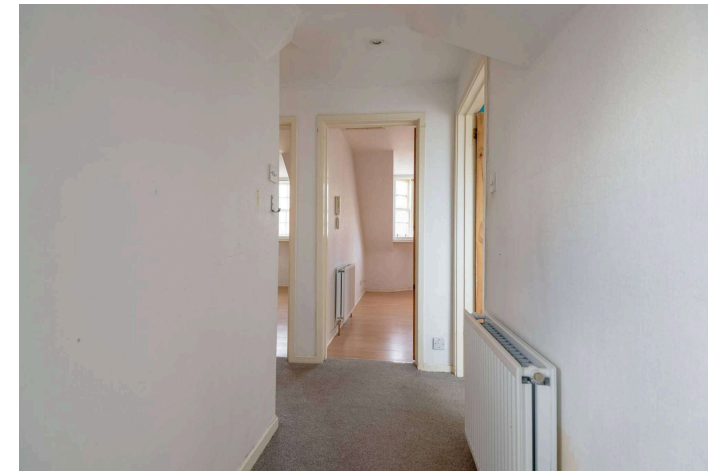


73B/4 High Street

DUNBAR, EH42 1EW

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Set within a handsome B-listed building on Dunbar's bustling High Street, just a short stroll from local amenities and the picturesque harbour, this one-bedroom third-floor apartment presents an excellent opportunity for a charming home or investment. The sitting room, mirroring the proportions of the sitting room and boasting a tasteful finish, creates a welcoming and restful retreat. Completing the accommodation is a bathroom fitted with a bath and wall-mounted shower, WC, and washbasin.

A carpeted staircase leads to the hallway equipped with built-in storage. From here, a bright and comfortable south-west-facing sitting room with wood-effect flooring and a neutral décor overlooks the High Street. Adjacent, a compact kitchen provides ample base units, worktops, and space for freestanding appliances, along with pleasant coastal views. While functional, it would benefit from an upgrade. The light-filled south-west-facing double bedroom, mirroring the proportions of the sitting room and boasting a tasteful finish, creates a welcoming and restful retreat. Completing the accommodation is a bathroom fitted with a bath and wall-mounted shower, WC, and washbasin.

Externally, the property is served by on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings will be included in the sale.



PROPERTY FEATURES

- One-bedroom apartment
- South-west-facing sitting room
- Kitchen with coastal views
- One south-west-facing double bedroom
- Bathroom
- On-street parking
- Partial double glazing
- Gas central heating
- EPC - D
- Council tax band - A

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, cafès, 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.

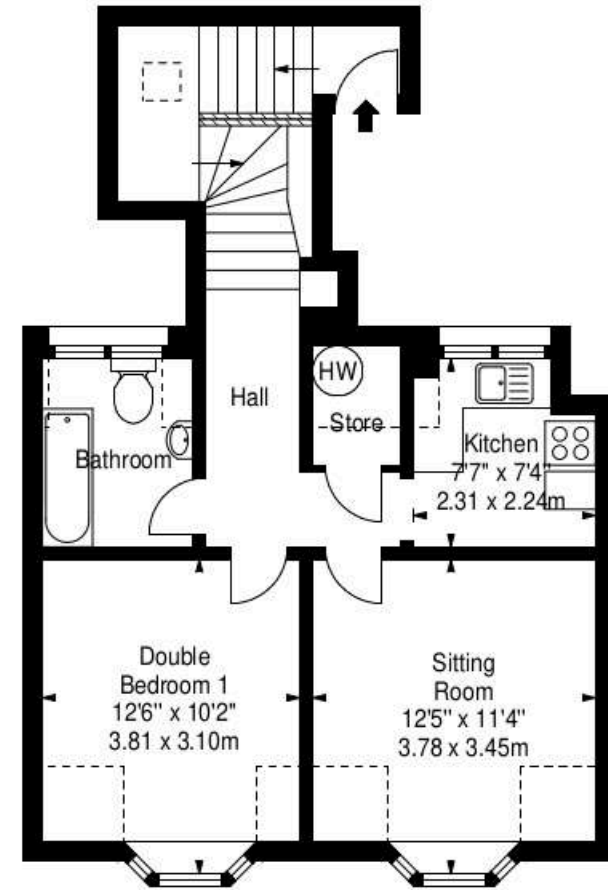
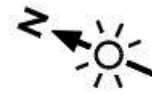
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



High Street,
Dunbar,
East Lothian, EH42 1EW



Approx. Gross Internal Area
525 Sq Ft - 48.77 Sq M
For identification only. Not to scale.
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Third Floor

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PARIS STEELE Property

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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