



114B High Street

DUNBAR, EH42 1JJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the heart of Dunbar's vibrant High Street, within the town's historic Conservation Area, this charming two-bedroom apartment occupies the second floor of a handsome Category B-listed building and offers an appealing opportunity for a range of buyers. A tastefully decorated, carpeted hallway leads into a spacious sitting and dining room. Bathed in natural light from twin east-facing windows with views across the High Street, this welcoming space exudes comfort and warmth. To the front of the hallway, the modern kitchen is fitted with crisp white wall and base units, complemented by black quartz-effect worktops and a stylish metro-tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood. The property's two double bedrooms are light and airy,

benefitting from east- and west-facing aspects respectively. Each is presented in a calming colour palette with wood-effect flooring and generous proportions, allowing flexibility for a variety of furnishings. Completing the layout, the well-appointed bathroom features a bath with wall-mounted shower, WC, and washbasin. Externally, convenient on-street parking is available.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains/blinds, integrated oven, gas-hob, extractor fan and washing machine will be included in the sale. Furniture may be available if required.



PROPERTY FEATURES

- ❑ Category B-Listed two-bedroom flat
- ❑ East-facing sitting and dining room
- ❑ Bright modern kitchen
- ❑ Two spacious double bedrooms
- ❑ Well-appointed bathroom
- ❑ On-street parking
- ❑ Secondary glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ 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.

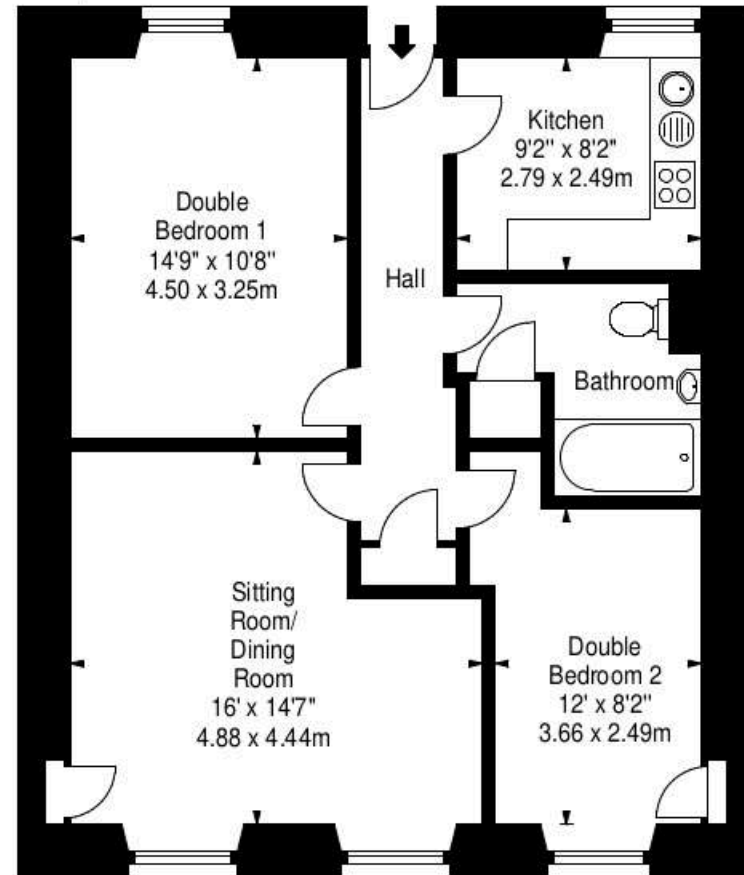
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



High Street,
Dunbar,
East Lothian, EH42 1JJ



Approx. Gross Internal Area
751 Sq Ft - 69.77 Sq M
For identification only. Not to scale.
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Second Floor

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Let's Talk

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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.
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