



43 Bellevue Court, Queens Road,
DUNBAR, EH42 1YR

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Positioned on the second floor of a sought-after retirement development in the scenic town of Dunbar, this two-bedroom apartment presents a wonderful opportunity for a comfortable lifestyle.

An inviting carpeted hallway, equipped with two spacious storage cupboards, ushers you into a dual-aspect sitting room with captivating coastal views and a Juliet balcony. Adorned with plush carpeting, a serene colour palette, and boasting an electric flame fireplace it exudes an ambience of relaxed comfort and allows for informal dining. Adjoining and entered through French doors, is a thoughtfully designed modern kitchen boasting wall and floor units, illuminated quartz-effect worktops and a tiled splashback. Integrated appliances include an eye-level oven, hob, and extractor hood. Each of the two carpeted and tastefully decorated double bedrooms have built-in mirrored wardrobes, and are bright and airy.

The principal double bedroom has a well-appointed en-suite tiled shower room, equipped with a washbasin built into vanity and WC. Handrails offer greater peace of mind. A second good-sized shower room completes the internal layout.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, and integrated eye-level oven, hob, extractor, fridge, freezer and washing machine will be included in the sale.

Additional Information: Factored by First Port - Approximate annual fee £4,000. This covers all internal and external communal area cleaning, maintenance and upkeep, 24-hour careline alarm system, and block buildings insurance. Single occupancy owner must be 60+ years. Further owners must be no younger than 55+ years.





PROPERTY FEATURES

- ❑ Two-bedroom retirement apartment
- ❑ Light-filled sitting room with coastal views
- ❑ Modern kitchen
- ❑ Two double bedrooms, one with en-suite
- ❑ Well-appointed shower room
- ❑ Shared landscaped grounds
- ❑ Residents' lounge
- ❑ Residents' parking
- ❑ Double glazing
- ❑ Electric heating
- ❑ Careline alarm system
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Annual Service Charge - £4,000

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 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.

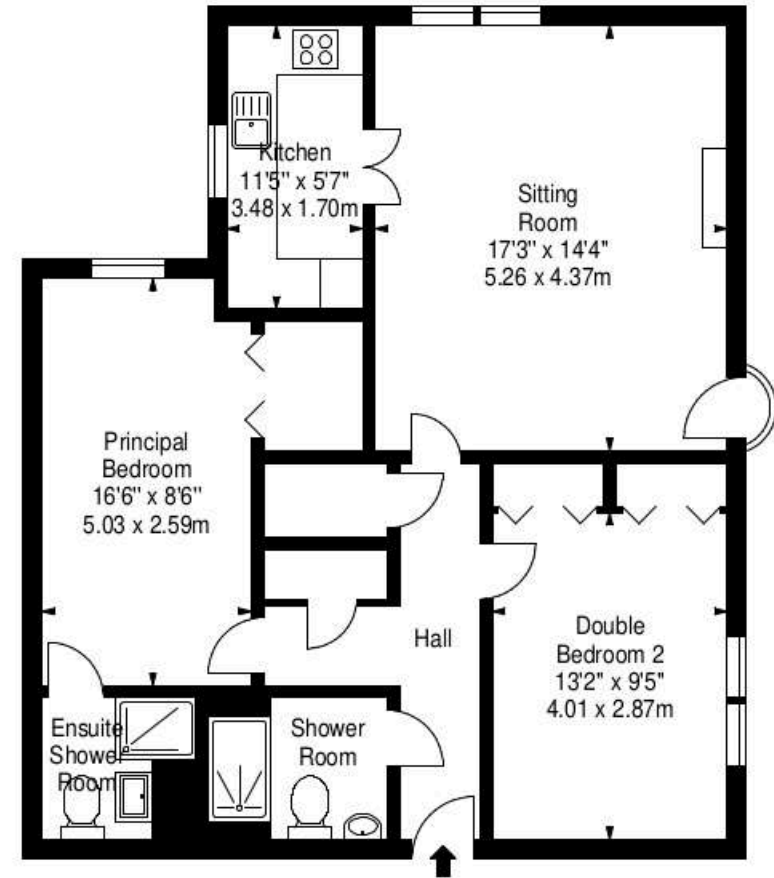
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Bellevue Court,
Queens Road,
Dunbar,
East Lothian, EH42 1YR**



Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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

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.

espc rightmove

zoopla in x ig f