



8 Forth View

WEST BARNES, EH42 1TZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

This modern three-bedroom semi-detached home within walking distance of West Barns Primary School, local amenities, and green space, will appeal to an array of buyers. The charming front garden ushers you to a covered porch and into the vestibule and hallway. To your right, a spacious sitting room is flooded with natural light thanks to a large picture window overlooking the front garden. Adorned with carpeting, an electric fireplace, and statement accent wall, it is comfortable and elegant.

Positioned to the rear, the light and airy breakfasting kitchen opening to the conservatory creates a wonderful place for day-to-day living. Wall and floor cabinetry is complemented by worktops in a natural hue, and integrated appliances include an oven, hob, and extractor hood. Leading out to the garden, the well-appointed south-east-facing conservatory is an idyllic retreat where friends and family can gather, or you can simply unwind. A modern shower room completes the ground floor.

Stairs then ascend to the first floor, where three generously proportioned double bedrooms await. Each showcases a tasteful decor with the principal boasting built-in wardrobes, and a bedroom to the rear featuring an en-suite WC.

Mainly laid with decorative stones and interspersed with planting and a small lawn, the terraced front garden makes a delightful first impression. To the rear, the south-east-facing enclosed garden blends a neat lawn with decorative stones and paving. Gardening enthusiasts will love the presence of a greenhouse. Off-street parking is provided for by a shared access driveway and detached garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, cooker, extractor fan, and integrated fridge-freezer will be included in the sale.





PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Spacious and bright sitting room
- ❑ Breakfasting kitchen
- ❑ South-east-facing conservatory
- ❑ Three double bedrooms, one with en-suite WC
- ❑ Shower room
- ❑ Front and rear gardens
- ❑ Driveway and detached garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

WEST BARNES

West Barnes is a small East Lothian village lying two miles west of Dunbar. There is a village hall, primary school, and a local convenience store whilst residents enjoy a range of amenities in the historic coastal town of Dunbar.

Dunbar's 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 West Barnes Primary School and 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.

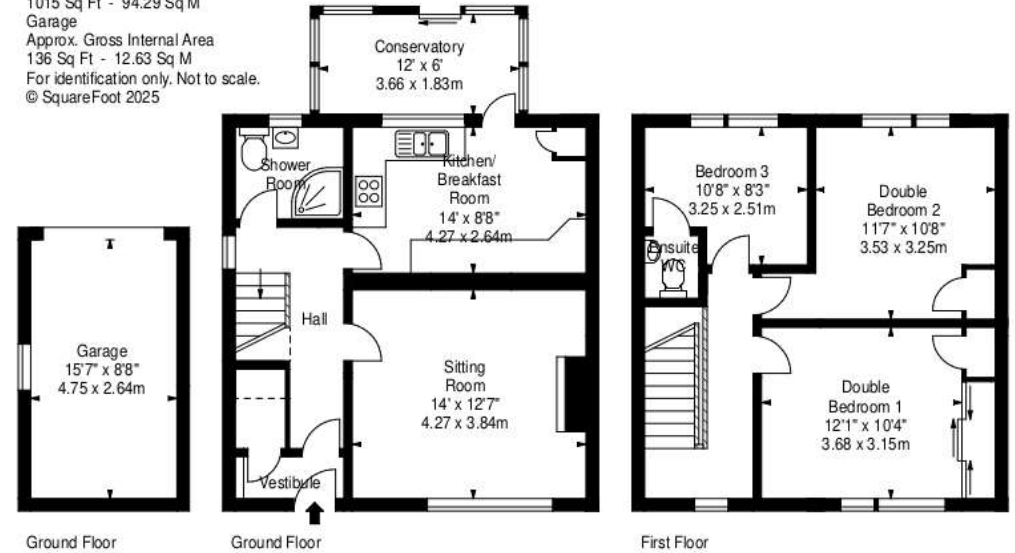
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Forth View,
West Barns,
Dunbar,
East Lothian, EH42 1TZ**



Approx. Gross Internal Area
1015 Sq Ft - 94.29 Sq M
Garage
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

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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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