



5 Elder Street

DUNBAR, EH42 1QA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in a popular Dunbar residential location, From here, a seamless flow takes you into the this well-presented three-bedroom bungalow with light-filled kitchen boasting French doors to the its abundance of natural light, generous layout, south-west-facing rear garden. White wall and and tasteful decor promises a comfortable floor units are complemented by timber worktops and integrated appliances that include an eye-level oven and dishwasher. Adjoining is a versatile dining room that could make a cosy family room or snug.

To the right of the entrance hallway lies a bright and spacious sitting and dining room with a large picture window overlooking idyllic open green space. Decorated with wooden flooring and a warm colour palette, it allows for a variety of furniture configurations perfect for relaxing or entertaining.

Passing a well-appointed bathroom with a hidden cistern WC, washbasin built into vanity, and bath, you arrive at three generously proportioned double bedrooms and a study.





Featuring wall-to-wall built-in wardrobes, a serene colour scheme, and a cathedral ceiling, the principal is a comfortable retreat. The third bedroom to the rear also features a cathedral ceiling, boasts garden access and is currently utilised as a second living area. Completing the layout is a stylish shower room with a countertop washbasin, featuring a Velux window allowing plentiful natural light in.

Externally, the south-west-facing rear garden comprises of paving and high-quality decking to create a peaceful outdoor retreat. Off-street parking is provided for by a detached garage and driveway.

FIXTURES & FITTINGS

All fitted floor coverings. light fixtures, window coverings in all three bedrooms, the study and the bathroom are included in the sale. In the kitchen, the oven, dishwasher will also be included. Some further items may be available by separate negotiation.





PROPERTY FEATURES

- ❑ Three bedroom bungalow
- ❑ Spacious and bright sitting room
- ❑ Versatile dining room
- ❑ South-west-facing kitchen with garden access
- ❑ Three double bedrooms and a study
- ❑ Family bathroom and family shower room
- ❑ South-west-facing rear garden
- ❑ Driveway and detached garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - E
- ❑ Tenure - Freehold

DUNBAR

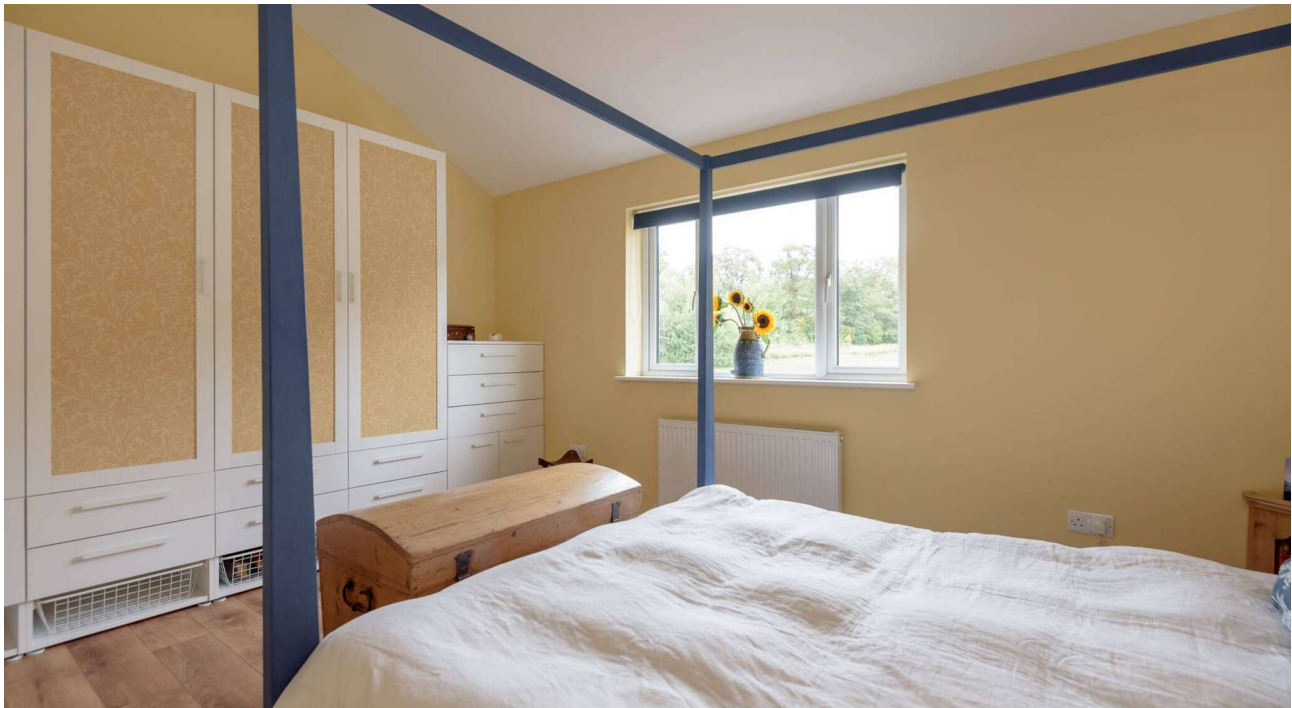
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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 BellhavenHill, 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.





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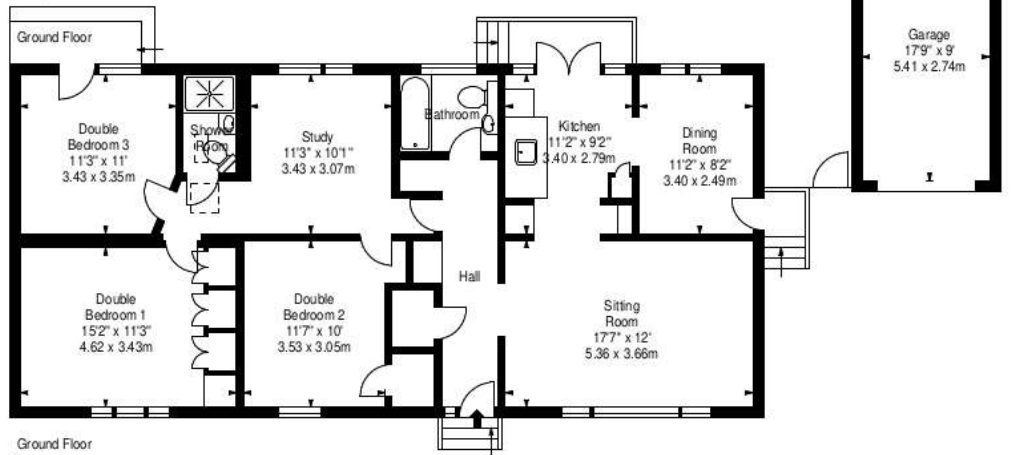
property@parissteele.com

Property
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Dunbar,
East Lothian, EH42 1QA



Approx. Gross Internal Area
1216 Sq Ft - 112.97 Sq M
Garage & Store
Approx. Gross Internal Area
191 Sq Ft - 17.74 Sq M
For identification only. Not to scale.
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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.
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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