



16 Newhouse Place

DUNBAR, EH42 1NF

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Beautifully presented, this two-bedroom bungalow in a quiet Dunbar setting within walking distance of the golf club, high street, and train station will make a charming home for those looking to downsize in comfort or a young family.

Welcomed by a carpeted hallway, you move through into an elegant and spacious sitting and dining room flooded with natural light thanks to a south-east-facing portrait window. Enjoying a tasteful interior design of plush carpeting, a soft neutral colour palette, and a wall-hung living flame fireplace it exudes a warm ambience. Adjoining, the modern and bright U-shaped kitchen showcases shaker-style wall and floor cabinetry, quartz-effect worktops, and integrated appliances including a hob, oven, and extractor hood.

Heading back to the hallway, a compact room ideal for a study leads to the light-filled conservatory, a wonderful place in which to relax whilst taking in idyllic rear garden views. Each of the two bedrooms provide a comfortable retreat and share access to a stylish contemporary shower room with a WC and washbasin built into vanity.

Externally, the enclosed rear garden enjoys a low-maintenance attractive design of paving and decorative stones. A driveway and detached garage bordering the front garden are ideal for off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, hob and extractor fan will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom detached bungalow
- ❑ South-east-facing sitting and dining room
- ❑ Bright modern kitchen
- ❑ Conservatory
- ❑ Two-double bedrooms, and a study
- ❑ Stylish shower room
- ❑ Front garden and enclosed rear garden
- ❑ Driveway and detached single garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ 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, 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.



Newhouse Place,
Dunbar,
East Lothian, EH42 1NF

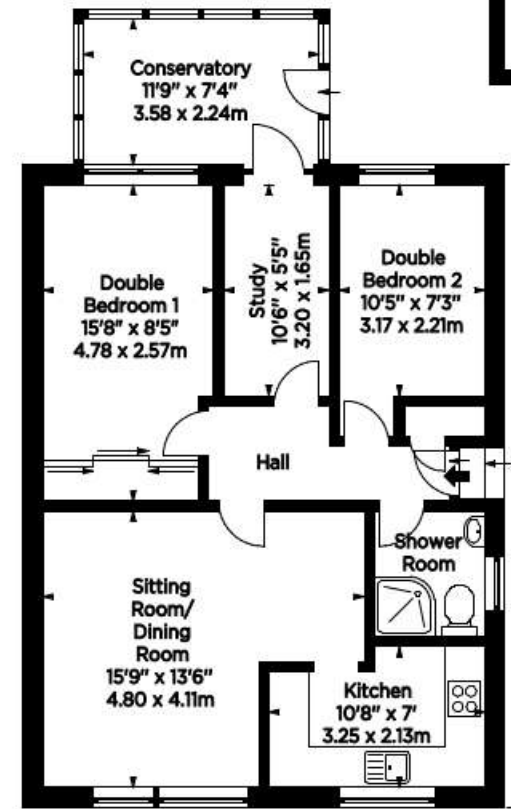
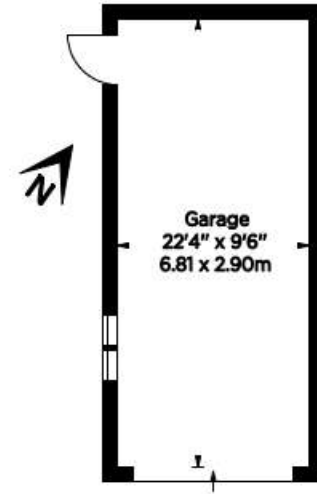


Approx. Gross Internal Area
750 Sq Ft - 69.68 Sq M

Garage

Approx. Gross Internal Area
211 Sq Ft - 19.60 Sq M

For identification only. Not to scale.



Ground Floor

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

Property
PARIS STEELE

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.

ēspc rightmove

zoopla in X Instagram Facebook