



8 Gardener Street

DUNBAR, EH42 1AP

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

This traditional three-bedroom property in Dunbar offers an excellent potential, whilst in need of upgrading and modernisation, to create an impressive family home. From the walled west-facing garden, the front door opens into a welcoming hallway. To the left sits a bright and generously sized west-facing sitting room. Featuring a box bay window that fills the space with natural light there is a pleasant outlook over the front garden.

Returning to the hallway, you'll find a versatile family room that connects seamlessly to the kitchen and an expansive, skylit sunroom extension. East-facing and with twin patio doors opening onto the rear garden it would be ideal for relaxation or entertaining. The kitchen, while requiring updating, provides ample wall and floor units, generous worktop space, and room for freestanding appliances. A guest WC completes the ground floor.

Upstairs, there are three double bedrooms, each enjoying natural light. A family bathroom with a WC, washbasin, and bath with an overhead shower completes the first floor.

Externally, the enclosed east-facing rear garden blends a patio with a lawn, mature trees, and established planting to create a peaceful escape for friends and family to enjoy. There is ample on-street parking.

FIXTURES & FITTINGS

The property will be sold as seen. The oven, dishwasher and washing machine will be included - they are assumed to be in working order but with no guarantees.





PROPERTY FEATURES

- ❑ Three-bedroom mid-terrace home
- ❑ Bright west-facing sitting room
- ❑ Versatile family room
- ❑ Skylit, expansive sunroom opening to garden
- ❑ Spacious kitchen
- ❑ Three double bedrooms
- ❑ Family bathroom and guest WC
- ❑ Enclosed east-facing rear garden, and front garden
- ❑ 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 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.



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

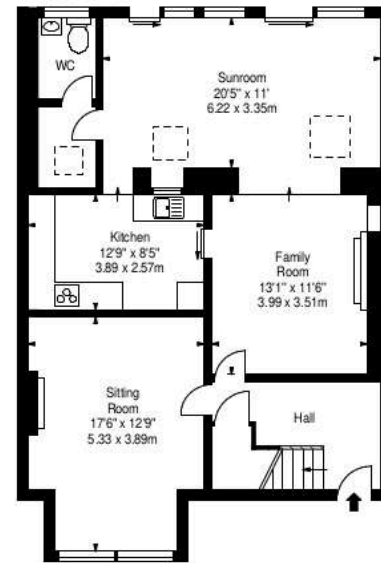
Property
PARIS STEELE

Gardener Street,
Dunbar,
East Lothian, EH42 1AP

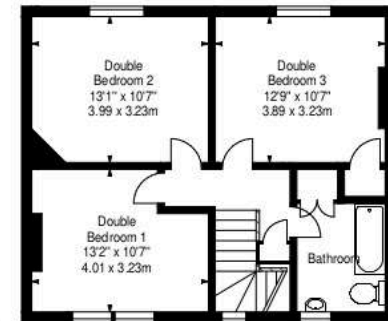


SquareFoot

Approx. Gross Internal Area
1500 Sq Ft - 139.35 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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