



27 Bellevue Court

DUNBAR, EH42 1YR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in excellent condition, this one-bedroom, first-floor apartment in a sought-after Dunbar retirement development offers a secure and comfortable lifestyle. Carpeted and with useful built-in storage, the welcoming layout is a tiled shower room fitted with handrails, a first-floor hallway leads into a bright and generously proportioned dual-aspect sitting room. Allowing for informal dining and featuring plush carpeting and a serene colour palette it exudes an ambience of warmth and relaxation. A south-west-facing Juliet balcony offers a captivating countryside aspect further enhancing the room's appeal.

Double doors then lead into a modern, thoughtfully designed kitchen fitted with shaker-style wall and floor units, quartz-effect worktops, and a tiled splashback. Integrated appliances include an eye-level oven, hob, and extractor hood.

The south-west-facing double bedroom is light and airy, with ample space for freestanding furniture and a built-in wardrobe for additional storage. Completing the internal layout is a tiled shower room fitted with handrails, a washbasin, and a WC.

Additional Information: Factored by First Port - Approximate annual fee £2,900. 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

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and integrated oven, hob, extractor hood, under-counter fridge and freezer will be included in the sale.





PROPERTY FEATURES

- ❑ One-bedroom retirement apartment
- ❑ Light-filled dual-aspect sitting room
- ❑ Modern kitchen
- ❑ One double bedroom
- ❑ Well-appointed shower room
- ❑ Double glazing
- ❑ Electric heating
- ❑ Residents' lounge and shared landscaped grounds
- ❑ 24-hour Careline alarm system
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £2,900

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.

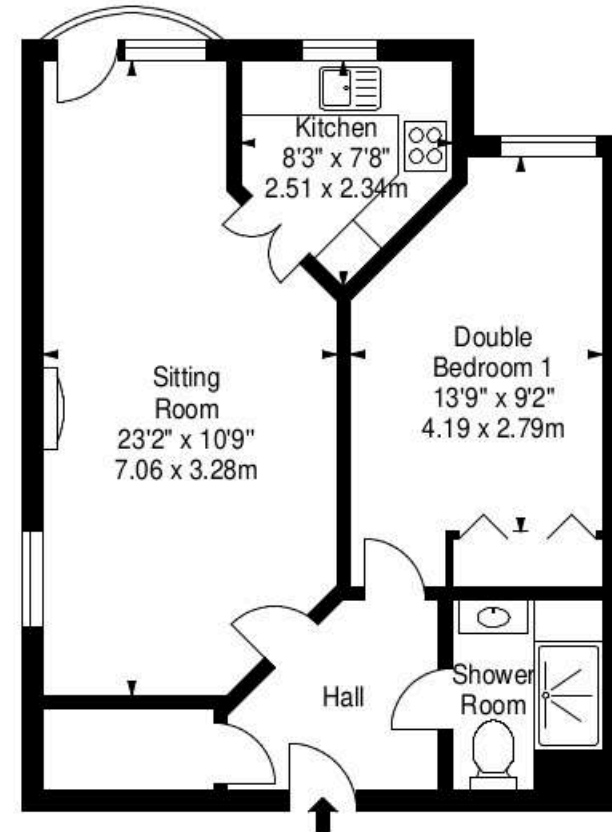
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



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



Approx. Gross Internal Area
529 Sq Ft - 49.14 Sq M
For identification only. Not to scale.
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First Floor

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Let's Talk

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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.

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