



49 Bellevue Court

DUNBAR, EH42 1YR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Bright, spacious, and comfortable with delightful views of Dunbar Parish Church and the coast, this immaculate two-bedroom retirement apartment offers a wonderful lifestyle. Entered on the second floor, a tastefully decorated carpeted hallway equipped with built-in storage guides you into a light-filled dual-aspect sitting room with a captivating sea views and views of Dunbar Parish Church. Boasting plush carpeting, a calm colour palette, and an electric fireplace it is warm and inviting. Adjoining is a well-presented east-facing modern kitchen featuring oak-effect wall and floor units, a quartz-effect worktop, and a tiled splashback. With integrated appliances including a hob, eye-level oven, and extractor hood it is practical and stylish. The south-west-facing principal double bedroom is a peaceful retreat with ample space for freestanding furniture. Completing the impressive interior is a second double

bedroom with built-in mirrored wardrobes and a shower room with hidden cistern WC, handrails, and a washbasin built into vanity. Residents enjoy access to shared landscaped grounds and private parking.

Additional Information: Factored by First Port - Approximate annual fee £4,250. 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/blinds and integrated oven, hob, extractor hood, under-counter fridge and freezer will be included in the sale.





PROPERTY FEATURES

- ❑ Two-bedroom retirement apartment
- ❑ Light-filled dual-aspect sitting room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Well-appointed shower room
- ❑ Double glazing
- ❑ Electric heating
- ❑ Residents' parking
- ❑ Residents' lounge
- ❑ Shared landscaped grounds
- ❑ Careline alarm system
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Annual Service Charge - £4,250.00

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.



PARIS STEELE

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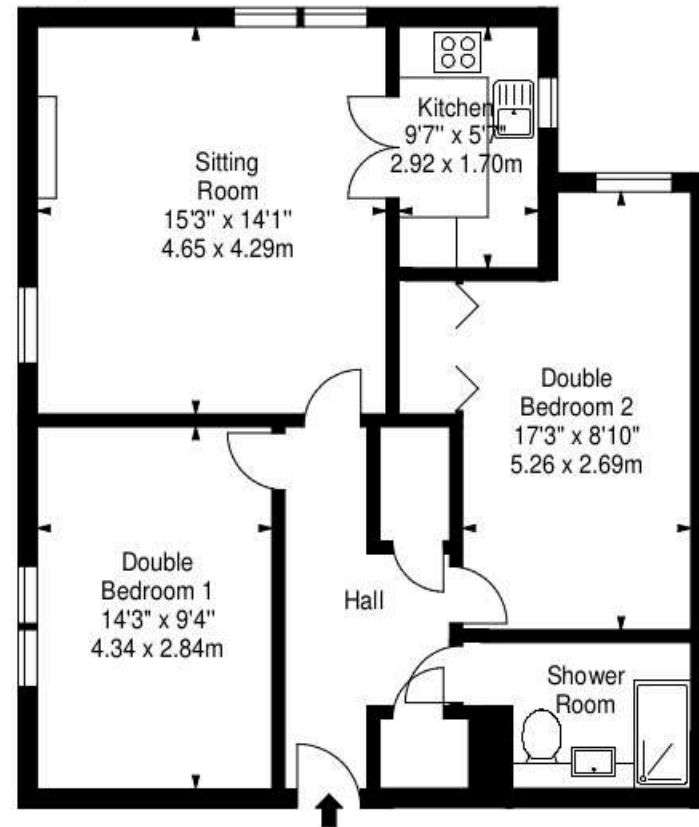
PARIS STEELE Property

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



SquareFoot

Approx. Gross Internal Area
734 Sq Ft - 68.19 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second 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.

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