



97 M/2 High Street

DUNBAR, EH42 1ER

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Beautifully presented, this two-bedroom B-listed apartment enjoys a prime position on Dunbar's historic High Street, within the town's Conservation Area.

From the spacious second floor entrance hallway, you are welcomed into a stunning south-west-facing open-plan sitting/dining room, and kitchen. Elegantly decorated it features high ceilings and twin sash-and-case windows with working shutters that flood the space with natural light and offer a delightful outlook over the High Street. Handsome wooden flooring, a dado rail, and a feature fireplace set within an ornate white mantle add to the sense of relaxed sophistication.

The contemporary one-wall kitchen is stylish and practical, fitted with white cabinetry complementary worktops, and a stainless-steel splashback.

Integrated appliances include an oven, hob, and extractor hood, while a separate utility cupboard provides additional storage.

Both double bedrooms are bright, airy, and comfortable. One is enhanced by a charming south-west-facing window seat, while the other benefits from built-in storage. Completing the interior is a well-appointed bathroom featuring a chrome towel radiator, WC, washbasin built into vanity, and a bath with a wall-mounted shower. Externally, an allocated parking space provides off-street parking.

FIXTURES & FITTINGS

All light fixtures, curtains, and integrated oven, hob, extractor, fridge-freezer and dishwasher will be included in the sale. Some furniture may be available by separate negotiation.





PROPERTY FEATURES

- ❑ Category B-listed, two-bedroom apartment
- ❑ South-west facing open-plan sitting/dining/kitchen
- ❑ Two spacious double bedrooms
- ❑ Well-appointed bathroom
- ❑ Gas central heating
- ❑ Single glazing
- ❑ Allocated Parking Space/ and on-street parking
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ 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 Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

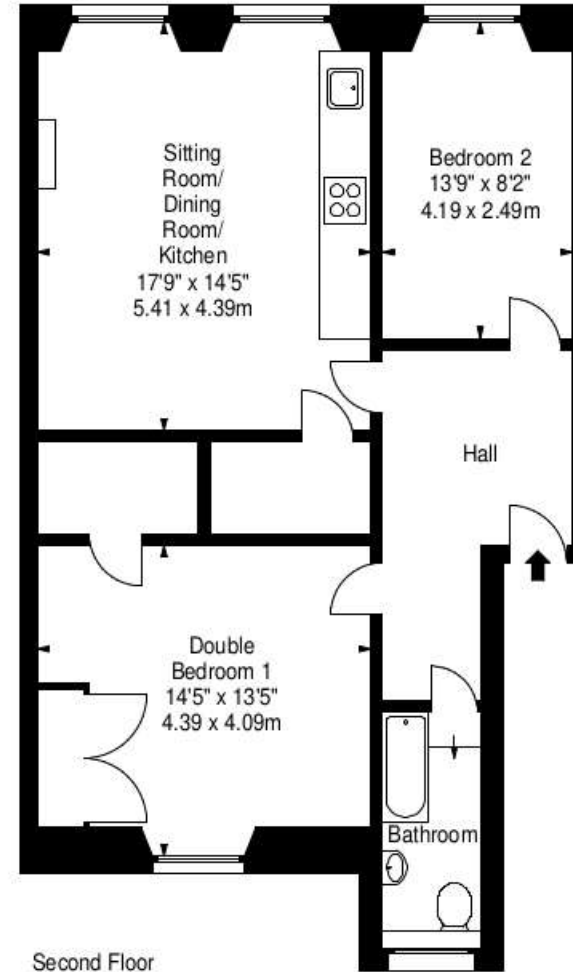
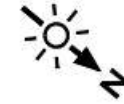
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



High Street,
Dunbar,
East Lothian, EH42 1ER



Approx. Gross Internal Area
781 Sq Ft - 72.55 Sq M
For identification only. Not to scale.
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