



# 21 Queen's Place

DUNBAR, EH42 1YA

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Set in a peaceful residential location and within walking distance of Dunbar Golf Club, the High Street and the train station, this three-bedroom bungalow will appeal to many buyers. A well-kept lawn bordering the shared driveway creates a delightful first impression, leading to the covered porch and front door.

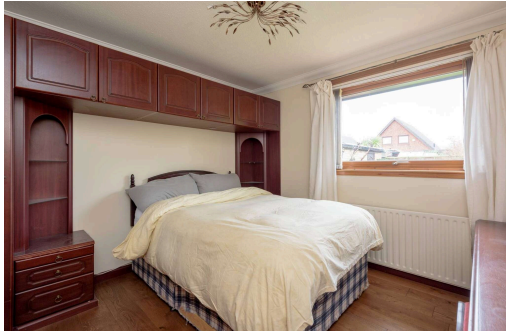
Inside the entrance vestibule and hallway features wooden flooring. To your right, a dual-aspect sitting and dining room awaits. Flooded with natural light and spanning the length of the home it boasts a continuation of the hallway decor along with a gas-flame fireplace (not guaranteed to be in working order). The overall effect is warm and relaxing, the perfect place to unwind and entertain. From here, the kitchen features mahogany effect wall and floor cabinetry, a tiled splashback, and worktops. Integrated appliances include an eye-level microwave, oven, gas hob, and extractor hood.

The principal double bedroom enjoys a front garden aspect and benefits from a large en-suite wet room with a walk-in shower, washbasin and WC. A thoughtful design means there is access from the hallway to the wet room. Completing the internal layout are two additional south-east-facing bedrooms, one with built-in overhead cabinetry.

Externally, the enclosed south-east-facing rear garden is a true highlight, combining lawn, established borders, mature planting and a seating area. Practical features include a useful shed and a ramp leading down to the lawn.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated gas hob, eye-level oven, microwave, and extractor are included in the sale.



## PROPERTY FEATURES

- Three-bedroom bungalow
- Dual-aspect sitting and dining room
- Spacious kitchen with rear garden access
- Two double, and one single bedrooms
- Front and rear gardens
- Driveway (shared) and detached garage
- 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?

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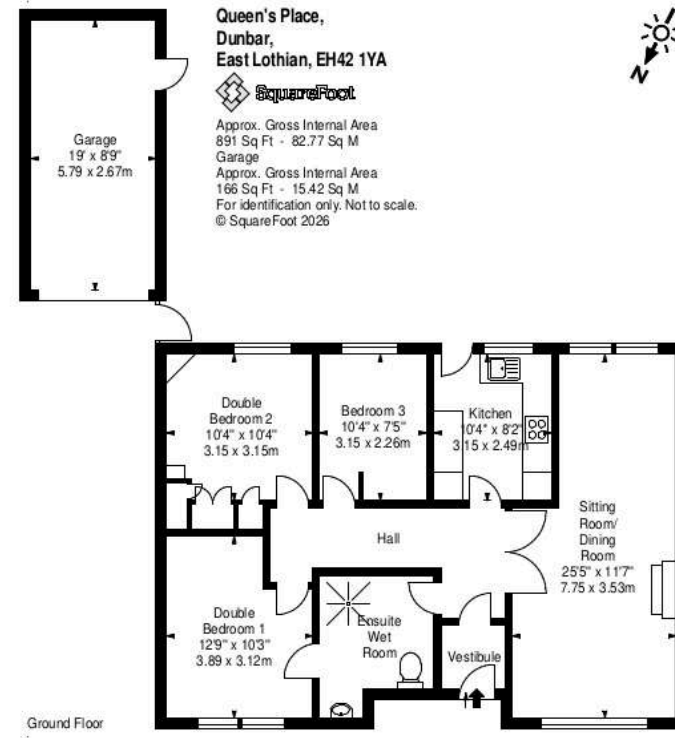
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Let's Talk

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### 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](http://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](mailto: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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