



7 Brunt Place
DUNBAR, EH42 1RT

Property
PARIS STEELE
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PROPERTY DESCRIPTION

This three-bedroom semi-detached home enjoys a peaceful Upstairs, three bright double bedrooms extend from the setting in Dunbar, offering excellent potential as a landing, each offering a comfortable space. They share comfortable family residence. From the driveway, the front access to a contemporary shower room, complete with a door opens into a bright and welcoming hallway. To the front chrome towel radiator, a hidden cistern WC, and washbasin lies a spacious west-facing living room, filled with natural built into vanity light from a large portrait window. Featuring original

floorboards and a gas-flame fireplace, it provides a warm Externally, the east-facing rear garden is predominantly and inviting space to relax. Adjoining the living room is a paved for easy maintenance and includes two sheds and versatile dining room, illuminated by an expansive rear a greenhouse, providing useful storage. The property also window overlooking the east-facing garden. benefits from solar panels.

From here, a seamless flow leads into the breakfasting kitchen, which benefits from direct garden access. The kitchen is fitted with wood-effect wall and base units, complemented by white worktops and a tiled splashback, along with integrated appliances including an eye-level oven and hob. A guest WC completes the ground floor.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, curtains, oven, integrated hob and extractor fan, dishwasher, washing machine, and the 2 sheds and greenhouse will be included in the sale.





PROPERTY FEATURES

- Three-bedroom, semi-detached home
- Bright and spacious west-facing living room
- East-facing, versatile dining room
- Breakfasting kitchen with garden access
- Three double bedrooms
- Shower room and guest WC
- Enclosed east-facing rear garden
- Driveway
- Double glazing
- Partial gas central heating
- Solar panels
- EPC - C
- Council tax band - C

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, 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.



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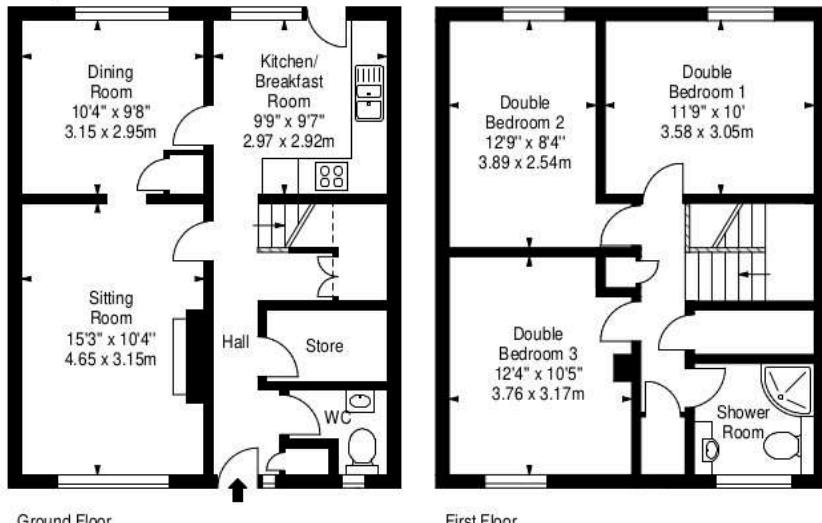
Please Note:

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
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.

**Brunt Place,
Dunbar,
East Lothian, EH42 1RT**



Approx. Gross Internal Area
1046 Sq Ft - 97.17 Sq M
For identification only. Not to scale.
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