



5 Rigg Park

Dunbar, EH42 1BG



EPC
D

AS Anderson
Strathern

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Dunbar, EH42 1BG

This charming two-storey mid-terrace house, located in the coastal town of Dunbar, offers a well-proportioned layout of 87sqm.

The ground floor comprises of an entrance hall with storage off, a spacious living room with dining area, a kitchen with modern appliances, a comfortable bedroom, and a bathroom with shower over bath. Upstairs, you'll find two additional bedrooms, perfect for growing families or home working.

The property features double glazed windows and gas central heating throughout, ensuring energy efficiency and a quiet indoor environment.

The property benefits from private garden grounds to both the front and rear, with the south-facing rear garden fully enclosed by timber fencing and featuring a stylish composite deck, perfect for outdoor entertaining.

Property features

- Desirable location
- South-facing rear garden
- Front garden
- Stylish deck area
- Modern interior
- Gas-fired central heating
- Double glazing
- On street parking





Location

Dunbar is a vibrant coastal town on East Lothian's beautiful shoreline, known for its sandy beaches, John Muir Country Park, protected woodlands, and historic harbour. The town has its own train station, providing easy access to Edinburgh and Berwick. The lively High Street features independent shops, cafés, restaurants, art galleries, and a garden centre. On the outskirts, you'll find a supermarket, fast-food outlets, and the striking DunBear sculpture by Andy Scott, creator of The Kelpies. Dunbar offers excellent leisure facilities, including a modern pool with wave machine, gyms, sports grounds, golf courses, a surf school, and a family park. The town also has well-regarded schools, both public and private, including Belhaven Hill. With quick rail and road links, Dunbar is ideal for families, commuters, and outdoor enthusiasts.

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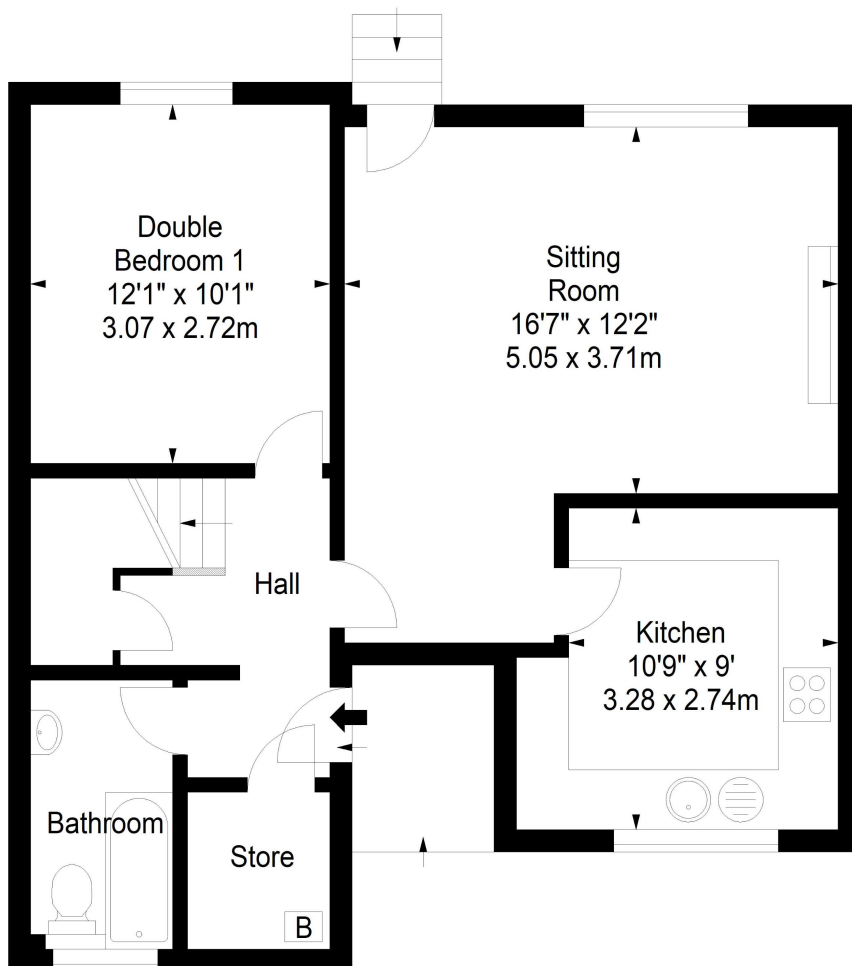


Approx. Gross Internal Area

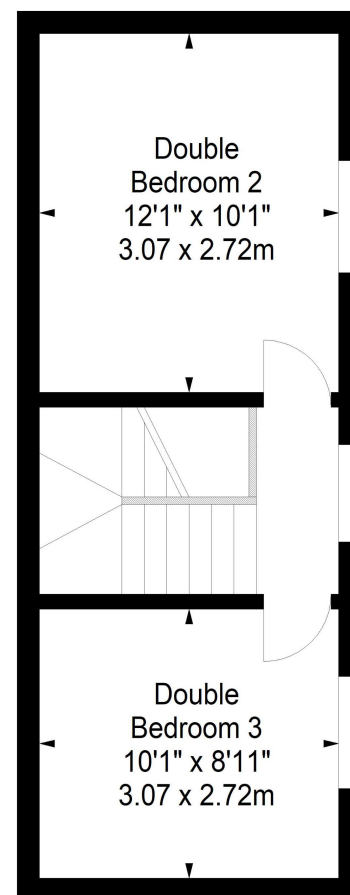
926 Sq Ft - 86.03 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band C

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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