

campbell  
smith

Newhouse,  
Queen's Road,  
Dunbar,  
EH42 1LJ



- Delightful south facing detached Georgian farmhouse with a classic Victorian extension
- Superb family home offering generous versatile accommodation
- Period features
- Impressive entrance vestibule & reception hall
- Elegant bay windowed sitting room
- Dining room, possible 6th bedroom
- 5 bedrooms
- Upstairs sitting room
- Office plus a separate study
- Stylish fitted dining kitchen with walk-in pantry
- Utility room
- Wet room & additional bathroom
- Copious storage
- Gas central heating
- Extensive south facing gardens with long driveway & garage
- EV charger

Offers over: £725,000

























Newhouse,  
Queen's Road,  
Dunbar,  
East Lothian, EH42 1LJ

**SquareFoot**  
Approx. Gross Internal Area  
3460 Sq Ft - 321.43 Sq M  
Garage  
Approx. Gross Internal Area  
138 Sq Ft - 12.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



## Extras

The fitted carpets, blinds, curtains, cooker hood, hob, dish washer, washing machine, double oven, fridge freezer & wardrobe with matching furniture in Bed 1 are included. No warranty is given regarding the services, systems or any appliances



## Buses

Queens Road - 120, 130. Railway station.



## Shops

Range of local shops and supermarkets inc Asda on Spott Road plus the Co-op on the High Street



## Schools

Dunbar Primary and Dunbar Grammar



## Parking

Long driveway and garage



Council Tax Band - G



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on  
0131 555 2999

## DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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