

COULTERS<sup>©</sup>

# 40 PARSONSPOOL

DUNBAR, EH42 1JN

 3 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

A large bright three bedroom upper villa with neutral decoration and private main door entrance. Situated in the heart of the popular seaside town of Dunbar with a wide range of amenities, walks and parks, as well as the train station and High Street all within easy walking distance.

There are three garden spaces to be enjoyed, gravel gardens to the front and side which are easily maintained and to the rear there is a further large garden. A useful shed is located in the side area.

## KEY FEATURES

-  Large upper villa flat in central location
-  Gardens to front, side and rear
-  Quiet residential area
-  Three double bedrooms
-  Unrestricted on street parking
-  Excellent local amenities nearby



The accommodation, which has excellent storage throughout, comprises; welcoming hallway with staircase to first floor, sitting room with a well planned kitchen/ breakfast room off with a selection of fitted units, three generous double bedrooms and a modern shower room.







## THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

## EXTRAS

All light fittings, fitted flooring, integrated appliances and washing machine are included in the sale.





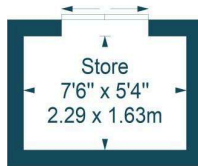


**Parsonspool,  
Dunbar,  
East Lothian, EH42 1JN**

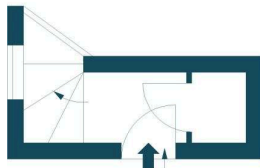


Approx. Gross Internal Area  
1035 Sq Ft - 96.15 Sq M  
Store

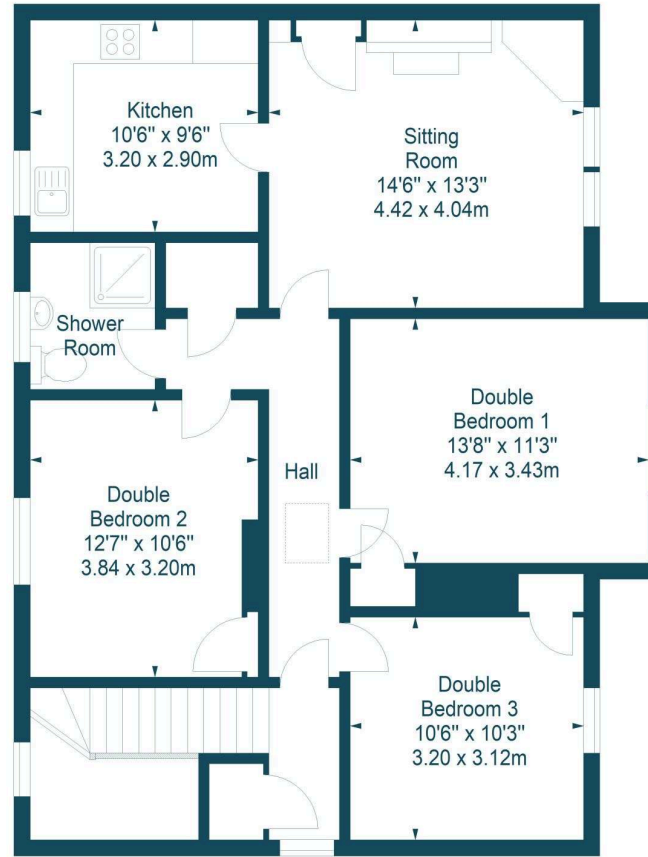
Approx. Gross Internal Area  
39 Sq Ft - 3.62 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground  
Floor  
Entrance



First Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.