

COULTERS<sup>©</sup>

# 8 CROWBILL ROAD

DUNBAR, EAST LoTHIAN, EH42 1YT

 3 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

8 Crowbill Road is an immaculately presented 3 bedroom semi-detached house situated in the highly desirable East Lothian town of Dunbar.

The current owner has significantly upgraded the property to include a large kitchen/dining room and a stylish bathroom with separate shower enclosure. The rear garden has also been landscaped to include a sun terrace at the rear.

## KEY FEATURES



Immaculately presented semi-detached house.



Extended kitchen/dining room.



Three double bedrooms and stylish bathroom.



Beautifully maintained rear garden with terrace.



Driveway parking.



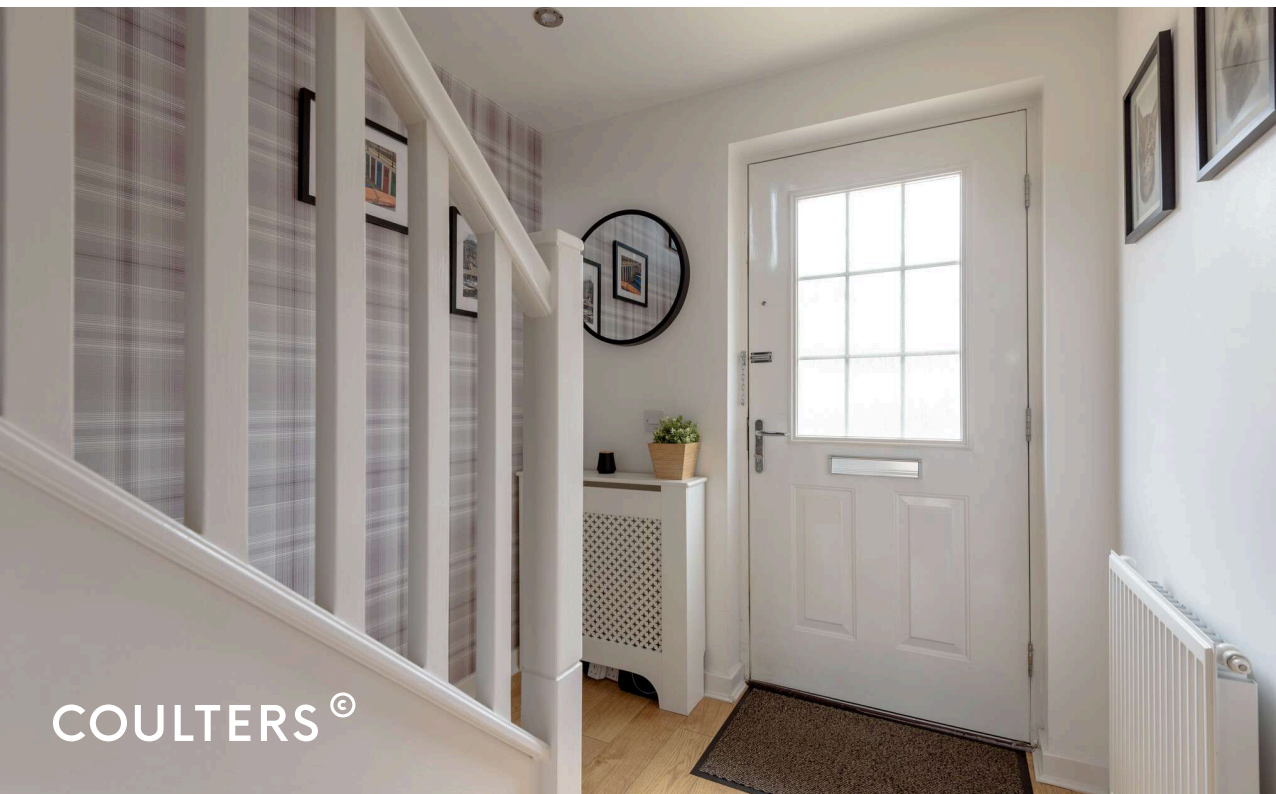
Within close proximity of all excellent amenities.



EPC Rating - C



Council Tax Band - D







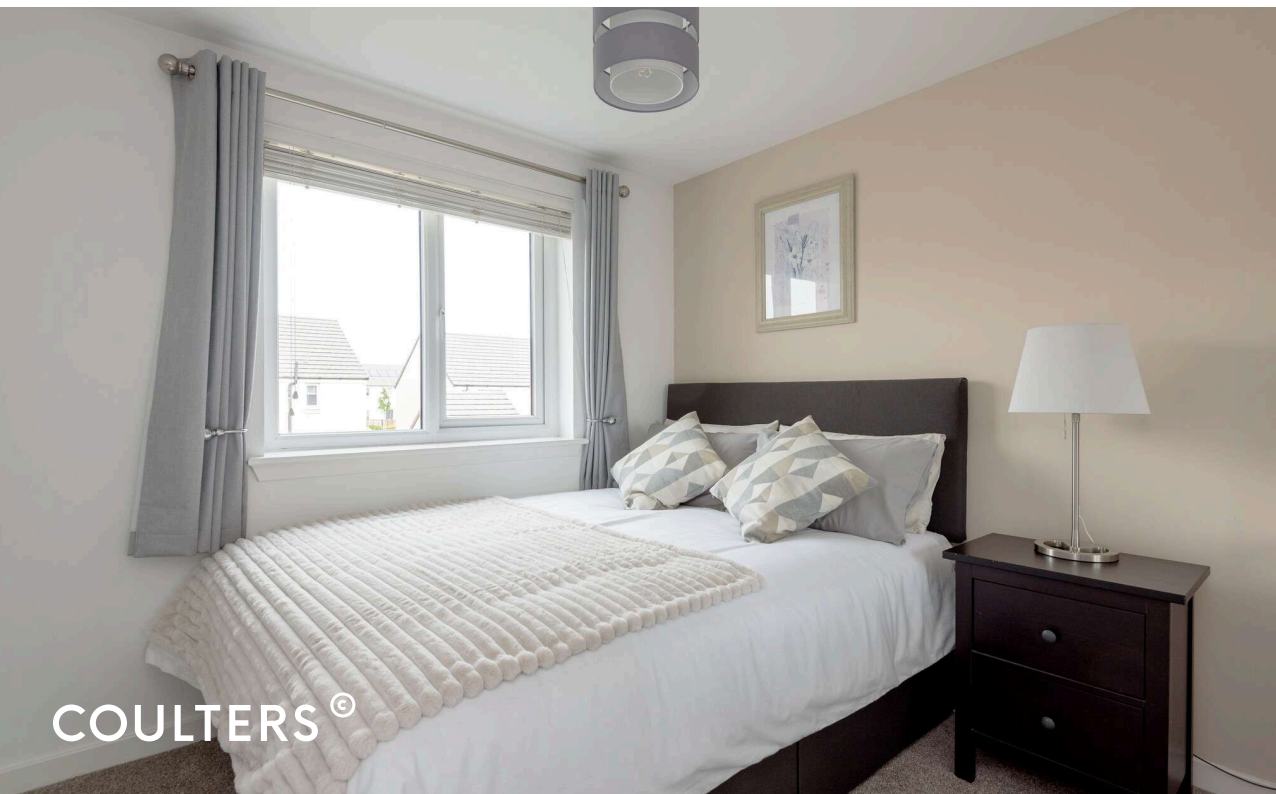
Internally, the accommodation comprises on the ground floor - entrance hall with WC, sitting room with windows overlooking the rear garden; and large kitchen/dining room with door to the rear garden.

A carpeted staircase leads to the first floor accommodation which includes - master bedroom with walk-in wardrobe (was previously an ensuite which could be reinstated); two further double bedrooms; and a large bathroom.

The rear garden is particularly sunny all day. There is a large terrace to the rear and the central lawn area has been laid with astro-turf for ease of maintenance. The driveway to the front provides parking for two cars.







## 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. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

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 fitted floor coverings, carpets, blinds and integrated kitchen appliances are included in the sales price, the free-standing tumble dryer is excluded. All light fittings, except those in the sitting room and WC are included.

**HOME REPORT VALUATION: £275,000**



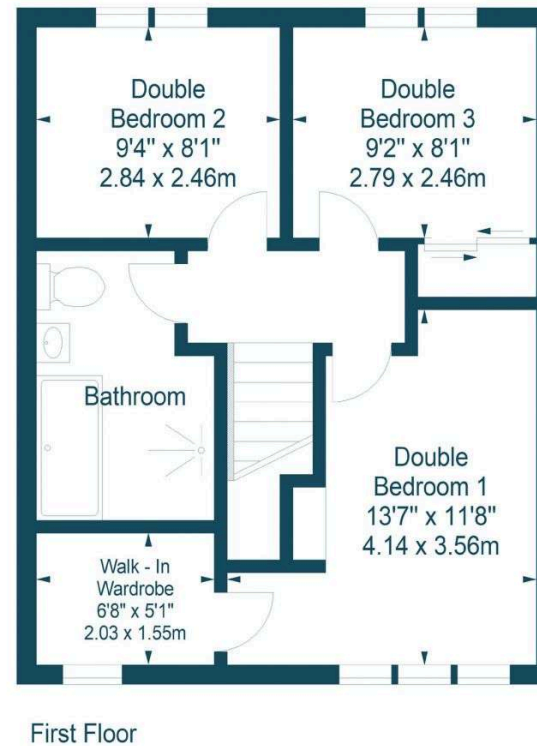
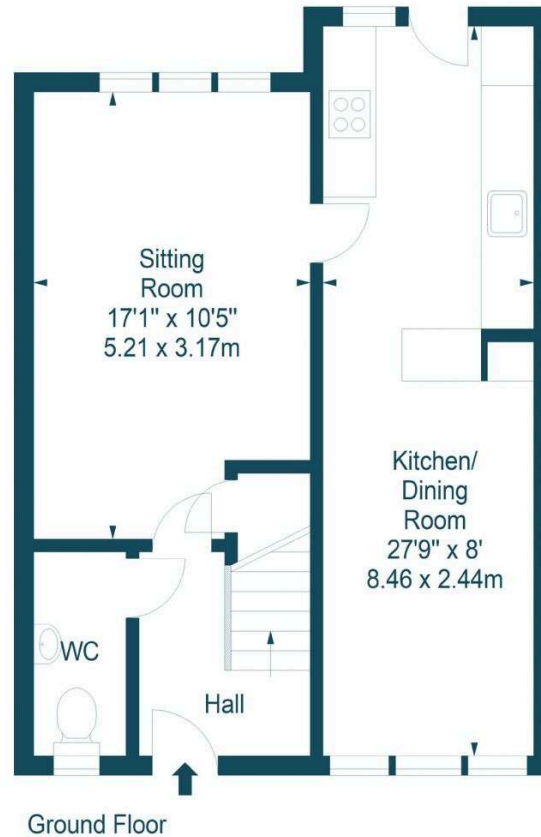




Crowbill Road,  
Dunbar,  
East Lothian, EH42 1YT



Approx. Gross Internal Area  
961 Sq Ft - 89.28 Sq M  
For identification only. Not to scale.  
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## 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.