



23 Doon Avenue

Dunbar  
EH42 1DL



An excellent opportunity has arisen to acquire this beautifully presented two-bedroom main door upper villa offered to the market in true move in condition and benefitting from private gardens and off-road parking.

The accommodation comprises:

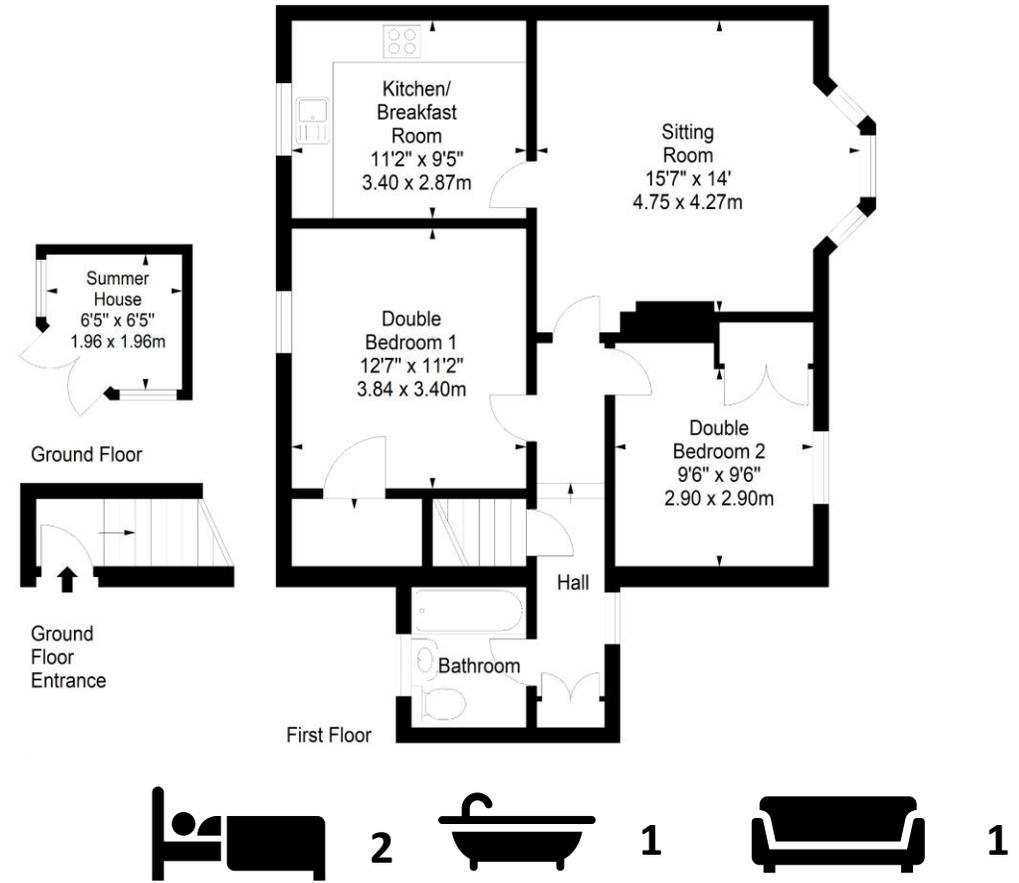
- Entrance hall with carpeted stair to upper level.
- Bright and spacious Sitting Room with bay window to front.
- Kitchen fitted with a range of base and wall mounted units. Space for freestanding appliances
- Two Double Bedrooms, both with built-in cupboards and room for freestanding furniture. Please note the blind in Bedroom 2 will be removed prior to completion of sale.
- Bathroom fitted with a three-piece white suite. Tiling to splash back areas and shower over bath.

The property also benefits from gas central heating, double glazing and good storage facilities. There are private garden grounds to the front, side and rear of the property, the summer house is included in the sale. A single driveway with gate provides off-street parking for up to two cars.

**Doon Avenue,  
Dunbar,  
East Lothian, EH42 1DL**



Approx. Gross Internal Area  
769 Sq Ft - 71.44 Sq M  
Summer House  
Approx. Gross Internal Area  
37 Sq Ft - 3.44 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Viewing by appointment on 0131 524 3800







## LOCATION

Located thirty miles east of Edinburgh Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour.

The High Street is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a broad range of local amenities that there is no need to venture out of the town. Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses.

The John Muir Country Park and the Lammermuir Hills offer scenic and tranquil landscapes rich in natural history. The clifftop trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic or if you prefer, a tranquil setting in which to set up home. It is very easy to reach by road, rail and air. Dunbar is only half a mile from the main A1 trunk road. The inner-city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hours drive from Dunbar.

EPC Rating - C

Council Tax Band - C







Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
property@connellws.co.uk

\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

