



4 Wester Broomhouse Cottages

DUNBAR, EH42 1RD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Exuding comfort and charm, and nestled within a delightful south-west-facing garden that enjoys sweeping countryside views, this two-bedroom terraced cottage, a ten-minute drive south of Dunbar, offers the perfect retreat for those seeking a home or an idyllic pied-à-terre.

The front door opens into a tastefully decorated hallway, boasting a warm, colour palette, and offering access to a useful cloakroom. To your right lies a dual-aspect dining kitchen spanning the length of the home, with a dual fuel-burning stove, tasteful decor, and opening directly onto the enclosed rear garden.

At the heart of the home, the kitchen blends contemporary style with practicality, featuring grey wall and base units, illuminated wood-effect worktops, and a tiled splashback. Integrated appliances include an extractor hood, hob, and oven, creating a sleek and functional cooking space.

The ground floor is further enhanced by a luxuriously appointed shower room, fitted with a hidden cistern radiator, all beautifully finished with polished porcelain tiles. Two light and airy double bedrooms complete the ground level.





Ascending to the first floor, you are welcomed into a spectacular south-west-facing sitting room, flooded with natural light from VELUX windows and expansive glazing looking across the surrounding countryside. This exceptional space features handsome wooden flooring and a log-burning stove, creating a warm and inviting atmosphere perfect for relaxing or entertaining.

Externally the enclosed south-west-facing rear garden with its captivating aspect, lawn, patio, and pretty flowering borders is a stunning alfresco retreat. A garden shed offers excellent storage and there are two detached stores along with parking.

FIXTURES & FITTINGS



All fitted floor coverings, light fixtures, blinds, integrated oven, hob, extractor hood, refrigerator, dishwasher and washing machine will be included in the sale. Some furniture may be available by separate negotiation.



PROPERTY FEATURES

- Two-bedroom terraced cottage
- Dual-aspect dining kitchen
- South-west-facing sitting room
- Two double bedrooms
- Shower room
- South-west-facing rear garden
- External stores and parking
- Double glazing
- Electric heating
- Private drainage via a shared septic tank
- EPC - E
- Council tax band - C
- Tenure - Freehold

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.





PARIS STEELE

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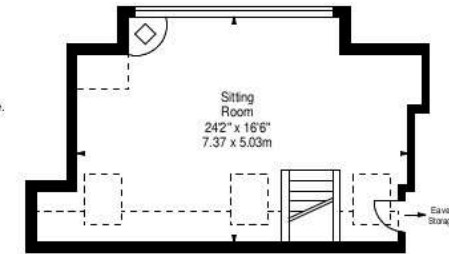
PARIS STEELE Property

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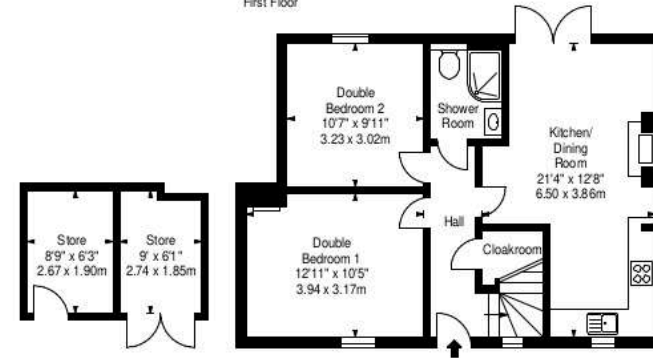


Approx. Gross Internal Area
1000 Sq Ft - 92.90 Sq M
Stores

Approx. Gross Internal Area
112 Sq Ft - 10.40 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Ground Floor

Ground Floor

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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