



88 Yosemite Park

DUNBAR, EH42 1FW

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Boasting an east and west-facing orientation and an immaculate interior, this two-bedroom semi-detached home offers an enviable modern lifestyle.

Approached through a neat west-facing garden, the front door welcomes you into an elegantly decorated hallway adorned with handsome wooden flooring and a chic colour palette. Straight ahead is a light-filled east-facing sitting room. With French doors framed by white louvered shutters opening to the rear garden and a tasteful interior design, it offers a sophisticated place in which to entertain, relax and dine.

Returning to the hallway and a sleek contemporary kitchen boasts neutral wall and floor cabinetry, smooth white worktops and a metro tiled splashback. High-spec integrated appliances include a gas hob and oven. Completing the ground floor layout is a guest WC.

A carpeted staircase ascends to the first floor, where two bright and comfortable double bedrooms await. Each enjoys an east and west-facing aspect respectively and share access to a modern bathroom equipped with a WC, washbasin, and bath with wall-mounted shower.

Externally, the enclosed east-facing rear garden with its garden shed, decking and decorative stones offers a wonderful retreat. There are unallocated parking spaces available. Factor - Hacking and Patterson - £40 per quarter. £75 deposit held on initial entry.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, custom fitted blinds throughout, integrated oven, gas-hob, extractor fan, and fridge-freezer, dishwasher and washing machine will be included.





## PROPERTY FEATURES

- ❑ Two-bedroom semi-detached home
- ❑ East-facing sitting room opening to garden
- ❑ Sleek contemporary, well equipped kitchen
- ❑ Two double bedrooms
- ❑ WC and family bathroom
- ❑ Front and rear gardens
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Unallocated residents' parking
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Factor Fee - Approx. £40 per quarter

## 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.

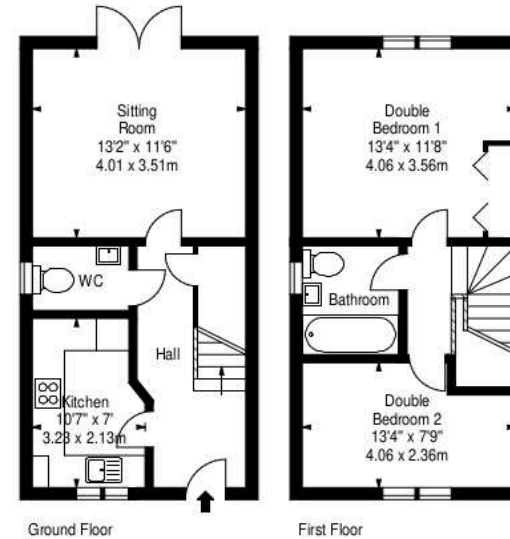
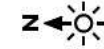
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Yosemite Park,  
Dunbar,  
East Lothian, EH42 1FW



Approx. Gross Internal Area  
722 Sq Ft - 67.07 Sq M  
For identification only. Not to scale.  
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## PARIS STEELE

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### 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](http://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](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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