



1 Custom House Square

DUNBAR, EH42 1HY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in an enviable conservation area adjacent to scenic Dunbar Harbour, this two-bedroom end-terraced home offers a delightful coastal lifestyle in a courtyard setting.

Approached via a driveway and low-maintenance garden, the front door welcomes you into a carpeted hallway. To your left and entered through a fully glazed door, the tastefully decorated and light-filled dual-aspect sitting and dining room is the perfect place to entertain, dine and relax. With carpeting and a stylish gas-flame fireplace it is warm and inviting.

The modern south-east-facing kitchen with its u-shaped layout boasts wood-effect wall and floor units, smooth grey worktops and a colourful mosaic-tiled splashback.

Integrated BOSCH appliances include an eye-level grill, oven, gas hob and extractor hood.

On the first floor, the two spacious and comfortable carpeted double bedrooms share access to a well-appointed shower room. Externally, a private garden and driveway. General upkeep and repairs of common areas are dealt with by the Residents' Association. £10 per month.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, eye-level grill, hob, extractor fan, fridge-freezer and free-standing washing machine will be included in the sale. Some furniture may be available by negotiation.



PROPERTY FEATURES

- Two-bedroom end-terraced home
- Dual-aspect sitting-dining room
- Modern south-east-facing kitchen
- Two double bedrooms
- Shower room
- Low maintenance front garden
- Driveway
- Double glazing
- Gas central heating
- EPC - C
- 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 Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

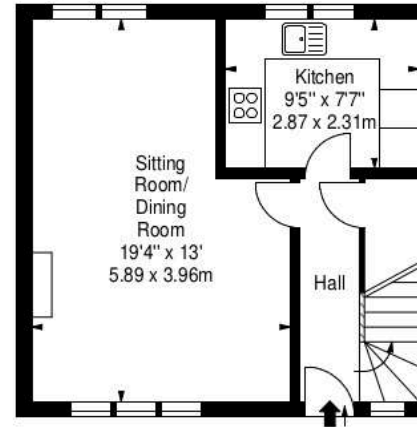
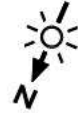
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



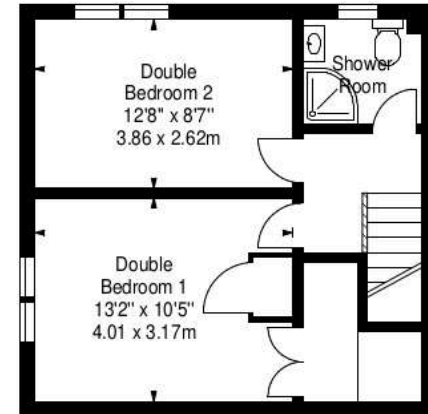
**Custom House Square,
Dunbar,
East Lothian, EH42 1HY**



Approx. Gross Internal Area
750 Sq Ft - 69.68 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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
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.

