

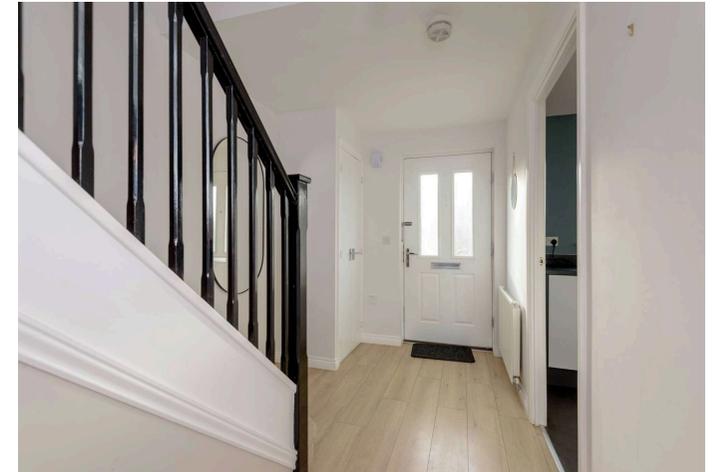


43 Meikle Park Road

DUNBAR, EH42 1XD

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Positioned within an established Dunbar residential development, this appealing three-bedroom semi-detached home is ideal for growing families, as well as first-time buyers. A gated south-facing garden welcomes you to the front door, opening into an inviting hallway finished with wooden flooring and a neutral colour palette. Straight ahead lies a bright and generously proportioned sitting and dining room, opening directly onto the enclosed rear garden. With plush carpeting and decorative wall panelling, this space offers a relaxed and comfortable setting for everyday living.

Returning to the hallway, the south-facing modern kitchen features crisp white wall and floor units paired with sleek black worktops and integrated appliances, including an oven and gas hob. A convenient guest WC completes the ground floor.

Upstairs, three light-filled double bedrooms provide comfortable accommodation, all sharing access to a stylish modern rainfall shower room, complete with a WC and washbasin set within a matte black framed stand.

Outside, the enclosed rear garden enhanced by raised sleeper beds, a greenhouse, and a shed offers an excellent space for outdoor enjoyment and family life. The communal surrounds are factored by Hacking and Paterson, at approx. £51 per quarter

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds (except the dark blue ones in bedroom), integrated oven, gas hob, extractor fan, washing machine, dishwasher and fridge-freezer will be included in the sale. Some furniture and the greenhouse can be included by separate negotiation.



PROPERTY FEATURES

- Three-bedroom semi-detached home
- Bright and spacious sitting and dining room
- Sleek and modern kitchen
- Three double bedrooms
- Stylish family shower room
- Guest WC
- Front and rear gardens
- Allocated parking, and on-street parking
- Double glazing / Gas central heating
- EPC - C
- Council tax band - D
- Tenure - Freehold
- Factor Fee - Approx. £51 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, cafès, 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.

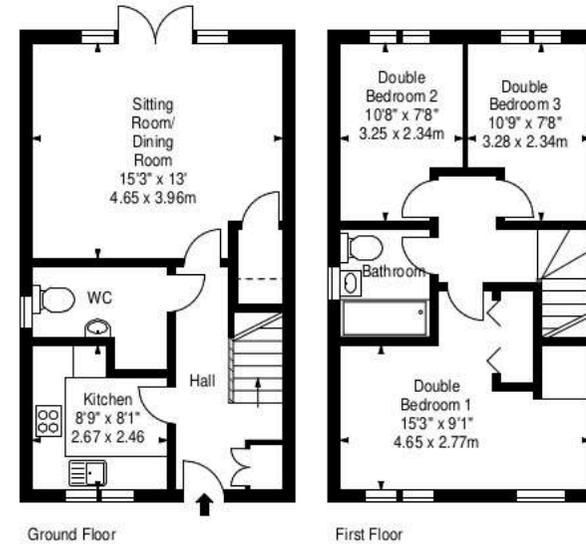
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby BellhavenHill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.



**Meikle Park Road,
Dunbar,
East Lothian, EH42 1XD**



Approx. Gross Internal Area
824 Sq Ft - 76.55 Sq M
For identification only. Not to scale.
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PARIS STEELE

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PARIS STEELE Property

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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