



8 Retreat Crescent

DUNBAR, EH42 1GW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in the highly sought-after coastal town of Dunbar, a short walk from the train station, schooling, and amenities, this exceptional detached five-bedroom home offers a blend of contemporary style and generous living space, perfectly suited to modern family life.

Thoughtfully designed and finished to a high standard throughout, it is complemented by a west-facing garden and off-street parking. A covered porch leads into an entrance vestibule and beautifully presented hallway. To the left, a bright east-facing sitting room overlooks the front garden through a bay window adorned with white louvred shutters. Rich wooden flooring and a soft, neutral palette are complemented by a striking white fireplace with a gas fire, creating a warm yet refined atmosphere.

Across the hallway, a welcoming office/snug or guest bedroom also enjoys east-facing views over the front garden, offering a cosy and versatile space. Returning to the hallway, a spectacular open-plan dining/sitting room and kitchen forms the heart of the home. Spanning almost the full width of the property, this stunning west-facing space features floor-to-ceiling black-framed patio doors opening onto the rear garden making it perfect for entertaining, relaxing, and everyday living.

The sleek, contemporary kitchen with garden access is fitted with Neptune solid wood wall and floor units, black granite worktops and splashback, alongside high-spec integrated appliances including a black range cooker. An adjoining utility room provides additional storage and opens into the garage. A guest WC completes the ground floor.



On the first floor, the east-facing master bedroom is truly exceptional, styled more like a luxurious hotel suite. Flooded with natural light, it features plush carpeting, a statement accent wall, and bespoke Sharps built-in wardrobes. A seamless flow leads through to the stylish dressing room. An en-suite shower room completes the space, fitted with a countertop wall-hung washbasin and a hidden cistern WC. The remaining bedrooms are all beautifully presented, with one benefiting from its own private en-suite shower room and all featuring built-in wardrobes. They all share access to a high-spec family shower room.

Externally, the enclosed rear garden offers a peaceful west-facing retreat, with a well-kept lawn, planted borders, and inviting seating areas ideal for outdoor dining and relaxation. A driveway and integral garage bordering an east-facing lawn provide ample off-street parking.

Additional information: The communal spaces in the estate are factored by Trinity Factors. £113 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds and shutters, range cooker, integrated extractor fan, fridge-freezer, dishwasher, free-standing washing machine and tumble dryer, and kitchen appliances will be included in the sale.

The loft bed frame, matching single futon and wardrobe in bedroom 4 will also be included.





PROPERTY FEATURES

- Five-bedroom detached home
- East-facing sitting room
- Office/Family room
- Light-filled sitting and dining room opening to garden
- Sleek contemporary kitchen with garden access
- Utility
- Five bedrooms, two with en-suite
- Family shower room and guest WC
- Front and rear gardens
- Double glazing / Gas central heating
- EPC - C
- Council tax band - F
- Tenure - Freehold
- Annual Service Charge - £113.00

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 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.

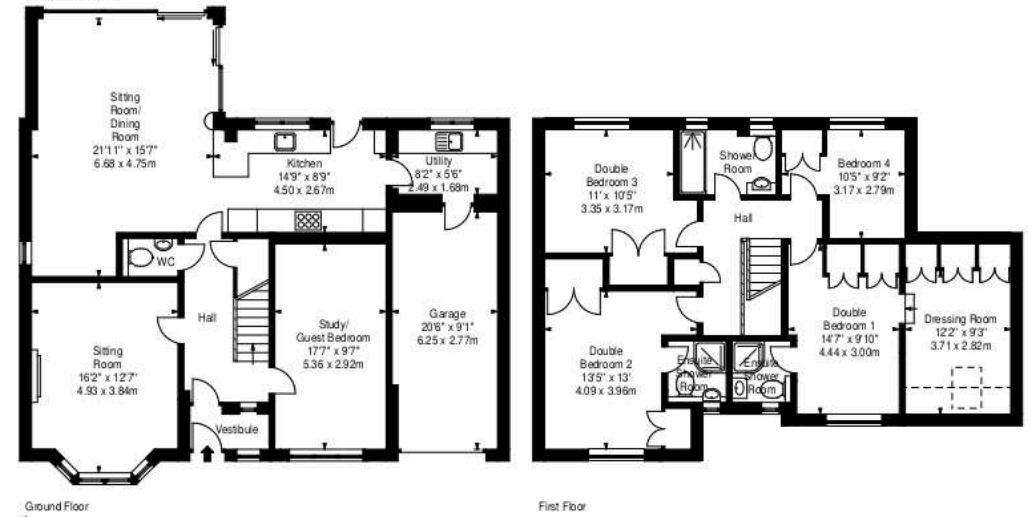




**Retreat Crescent,
Dunbar,
East Lothian, EH42 1GW**

Square Foot

Approx. Gross Internal Area
2156 Sq Ft - 200.29 Sq M
(Including Garage)
For identification only. Not to scale.
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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.

