



# 1 Alexander Gardens

DUNBAR, EH42 1ZS

Property  
**PARIS STEELE**

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# PROPERTY DESCRIPTION

Designed for stylish and comfortable modern family living this outstanding five-bedroom detached home in a sought-after Dunbar setting is characterised by an appealing interior design, versatile layout and impressive finishes. With a landscaped south-facing rear garden and parking it presents a fantastic opportunity.

An elegantly decorated hallway adorned with polished porcelain floor tiles sets the scene for the interiors beyond. To your left and opening into the adjoining formal dining room through French doors, the bright and spacious sitting room with carpeting and a statement accent wall exudes an ambience of relaxation. Perfect for hosting family and friends, the chic dining room overlooking the south-facing rear garden and leading to the breakfasting kitchen further enhances the property's living and reception space.

Sleek and contemporary with direct access to the rear garden, the south-facing breakfasting kitchen is at the heart of the home. Smooth beige handleless wall and floor units are complemented by darker wood-effect worktops and high-spec integrated appliances that include a gas hob, eye-level oven, grill, and extractor hood. A breakfast bar is perfect for casual dining whilst the adjoining utility with garden access mirrors the aesthetic.

A guest WC completes the ground floor.





Ascending to the generously proportioned first floor and there are five beautifully presented and versatile double bedrooms. With built-in wardrobes and an en-suite shower room, the principal double is a comfortable retreat.

A second tastefully presented double bedroom also features an en-suite making it ideal for visiting friends and family. Each of the remaining bedrooms shares access to an impressive bathroom with a separate shower enclosure, bath, WC, and washbasin.

Externally the landscaped south-facing rear garden is the perfect alfresco escape, thoughtfully designed for relaxation and entertaining with raised decking, a lush lawn, decorative stones and paving. A bespoke south-facing garden room is a wonderful addition and offers a variety of uses. To the front a shared access driveway leads to a private driveway and integral garage, providing off-street parking.

Additional Information: The property factor is Hacking and Paterson £12 per month.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven and grill, gas hob, extractor fan, fridge-freezer, and dishwasher will be included in the sale.





## PROPERTY FEATURES

- ❑ Five-bedroom detached home
- ❑ Bright sitting room opening to south-facing dining room
- ❑ Elegant south-facing dining room
- ❑ Sleek breakfasting kitchen opening to the rear garden
- ❑ Utility
- ❑ Five double bedrooms, two with en-suites
- ❑ Guest WC and family bathroom
- ❑ Landscaped south-facing rear garden
- ❑ Garden Room
- ❑ Driveway and integral garage
- ❑ Double glazing/Gas Central heating
- ❑ EPC - B
- ❑ Council tax band - G
- ❑ Tenure - Freehold
- ❑ Factor Fee - £12 per month

## 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.

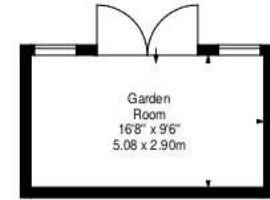




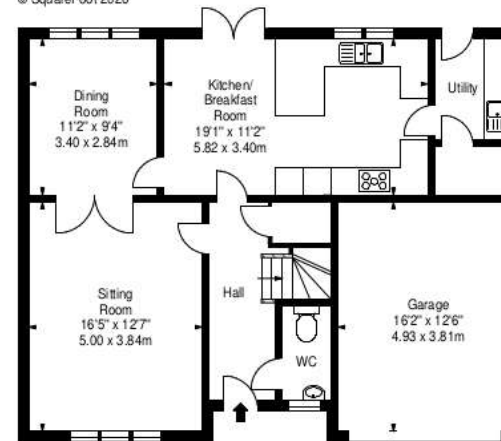
Alexander Gardens,  
Dunbar,  
East Lothian, EH42 1ZS



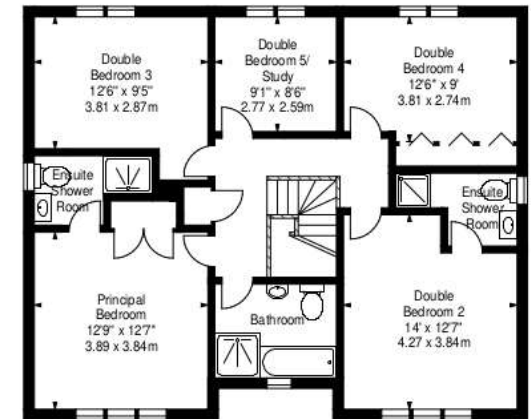
Approx. Gross Internal Area  
1700 Sq Ft - 157.93 Sq M  
Garage  
Approx. Gross Internal Area  
206 Sq Ft - 19.14 Sq M  
Garden Room  
Approx. Gross Internal Area  
159 Sq Ft - 14.77 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



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](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.
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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