



# 3 Steadings Crescent

DUNBAR, EH42 1GR

Property  
**PARIS STEELE**

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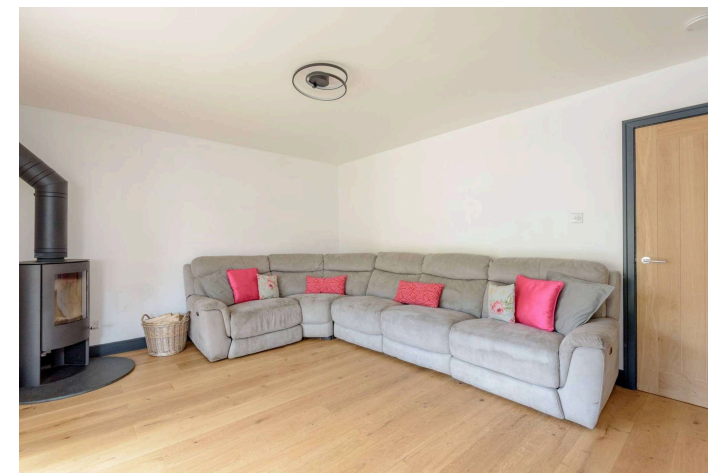
## PROPERTY DESCRIPTION

Nestled within an exclusive residential development in Dunbar, this exceptional five-bedroom detached home with enclosed rear gardens offers an outstanding opportunity for contemporary family living.

Boasting elegant wooden flooring, the welcoming entrance hallway leads into a bright and spacious sitting room with direct access to the covered alfresco area and rear garden. Featuring a continuation of the hallway's décor, a cosy wood-burning stove, and a bespoke media wall, this inviting space is perfectly suited to both relaxed family life and entertaining.

A stunning dual-aspect dining kitchen extends across the length of the property. Designed in a striking monochrome palette, the kitchen showcases handleless grey wall and floor units, a metro-tiled splashback, and crisp white worktops. A range of high-spec integrated appliances includes an American-style fridge/freezer, wine fridge, range cooker, and angled extractor hood.

A south-east-facing double bedroom/study - currently used as a home gym, and a convenient guest WC complete the ground floor accommodation.

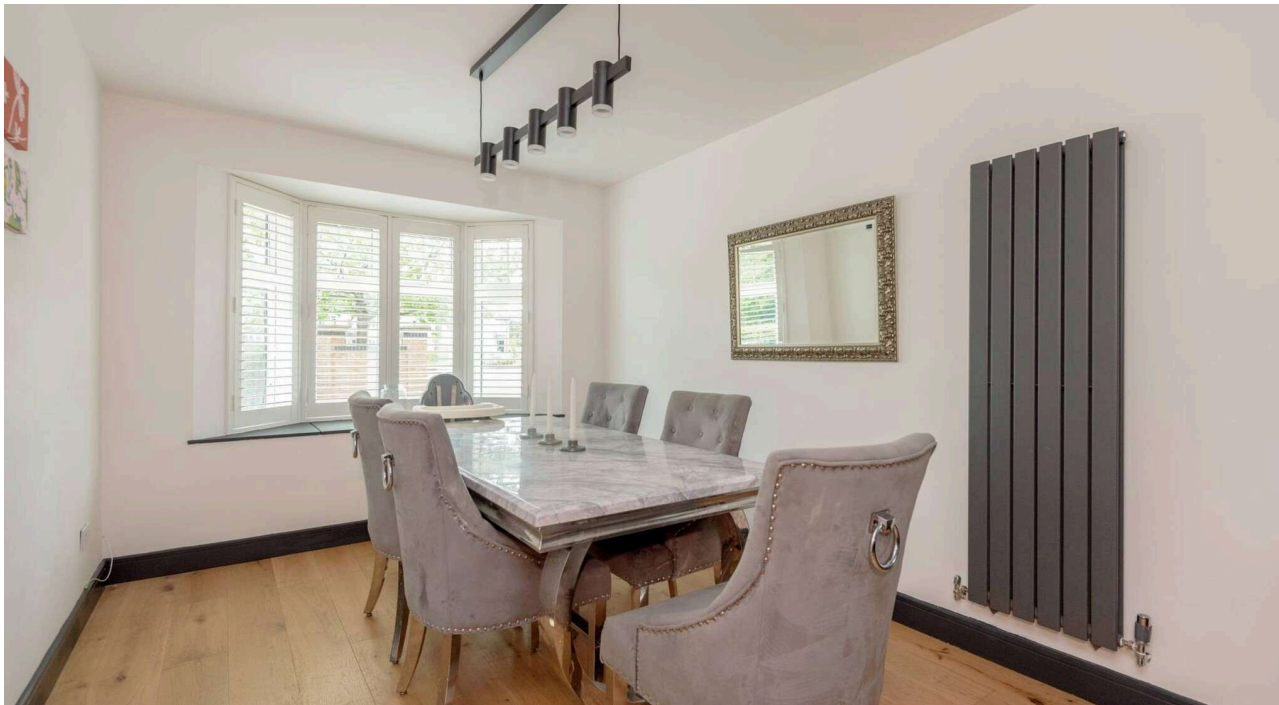




Upstairs, the luxurious south-east-facing principal double bedroom benefits from partially mirrored built-in wardrobes and an en-suite shower room finished with matte black fittings and high-quality porcelain tiling. The remaining generously proportioned double bedrooms are all tastefully decorated and share access to a contemporary family bathroom featuring a hidden cistern WC, countertop washbasin, and bath with wall-mounted shower, all set against elegant grey tiling.

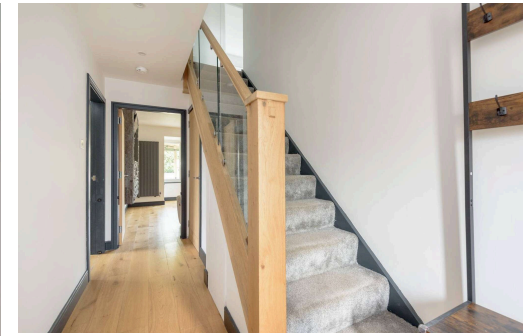
Externally, the covered alfresco terrace overlooking a lush lawn and decked seating area is an ideal place to unwind. A driveway provides off-street parking.

Additional information: The communal grounds are managed by Green Belt. Approx. £250 per year



## FIXTURES & FITTINGS

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



## PROPERTY FEATURES

- Five-bedroom detached home
- Spacious sitting room opening to garden
- Contemporary dual-aspect dining kitchen
- Five double bedrooms, one with en-suite
- Family bathroom and guest WC
- Enclosed rear garden
- Driveway
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - F
- Tenure - Freehold
- Annual Service Charge - Approx. £250

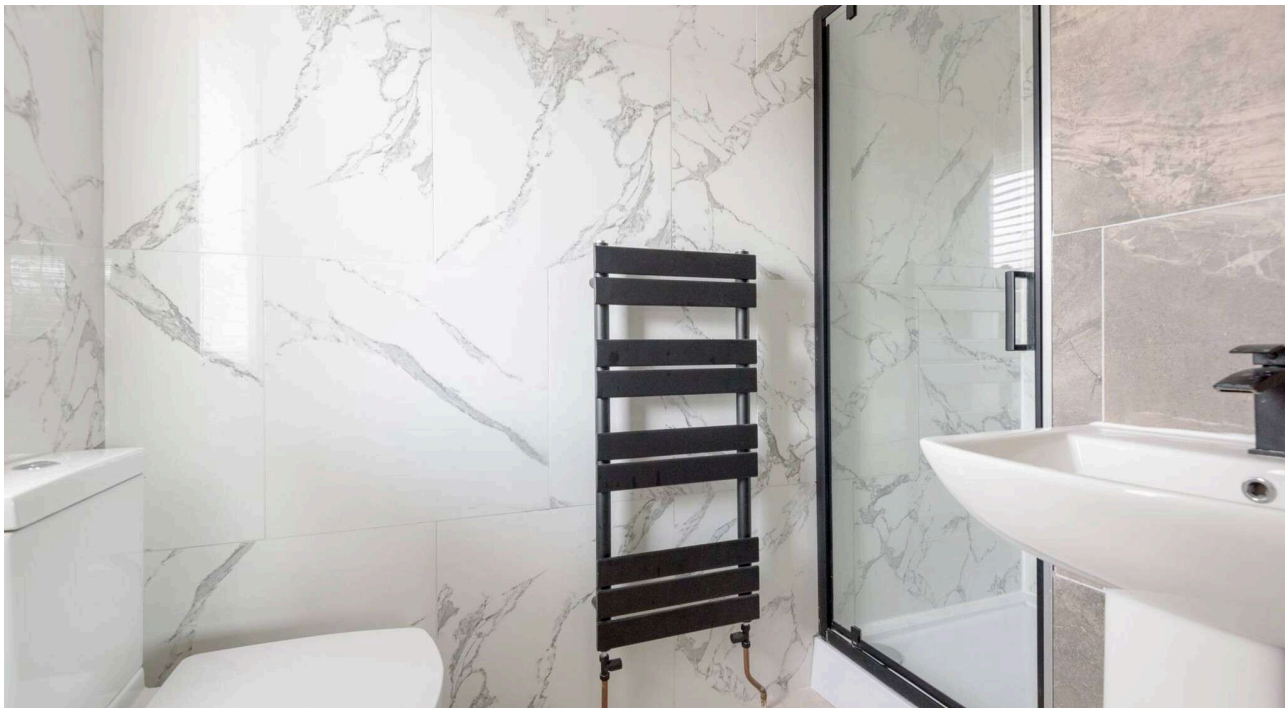
## DUNBAR

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.





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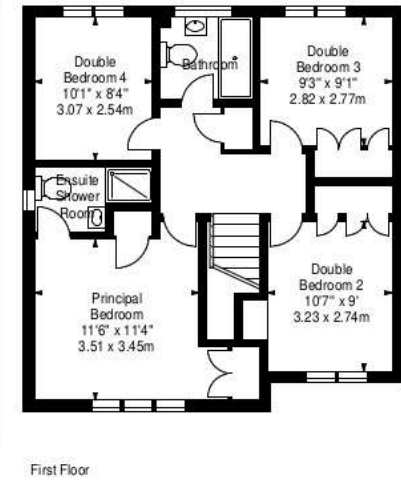
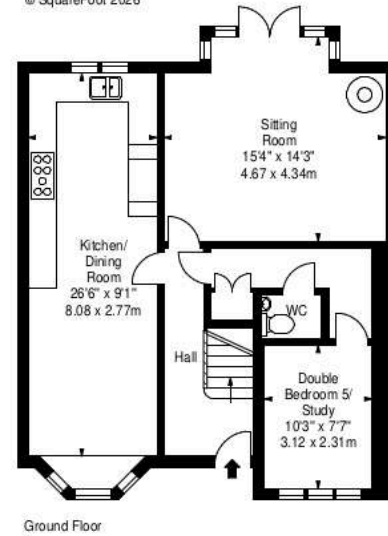
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Steadings Crescent,  
Dunbar,  
East Lothian, EH42 1GR



Approx. Gross Internal Area  
1353 Sq Ft - 125.69 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



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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