



Eastrigg, Queen's Road

DUNBAR, EH42 1LN

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Eastrigg is a handsome semi-detached Edwardian villa presenting an impressive facade of white-rendered elevations beneath a steeply pitched terracotta-tiled roof with decorative timber framing to the upper gable, a composition of considerable architectural distinction. Set within mature, walled gardens and enjoying open aspects across the neighbouring rooftops to the Firth of Forth, the property occupies a truly outstanding position on Queen's Road, one of Dunbar's most sought-after residential streets and within close proximity to East Links Golf course and East Beach.

The house retains an abundance of original period detail throughout, not least the exceptional entrance hall, where a graceful arched opening and a pair of beautifully preserved stained-glass panels flank the staircase, a wonderfully

atmospheric introduction to a home of real charm and substance. Spacious rooms with generous ceiling heights, are recurring features that speak eloquently to the quality of the original construction. The house also boasts generous storage spaces throughout.

The home, whilst in need of modernisation, presents a wonderful opportunity. A welcoming screened porch and entrance foyer lead through to a central hall from which all principal rooms radiate with pleasing symmetry. The living room is a room of real elegance, featuring an arched bay window, an open fireplace and a warm, intimate atmosphere well suited to both entertaining and everyday use. Beyond the hall, the family room and the dining area flow naturally together, with the dining area offering direct aspect through to the garden.

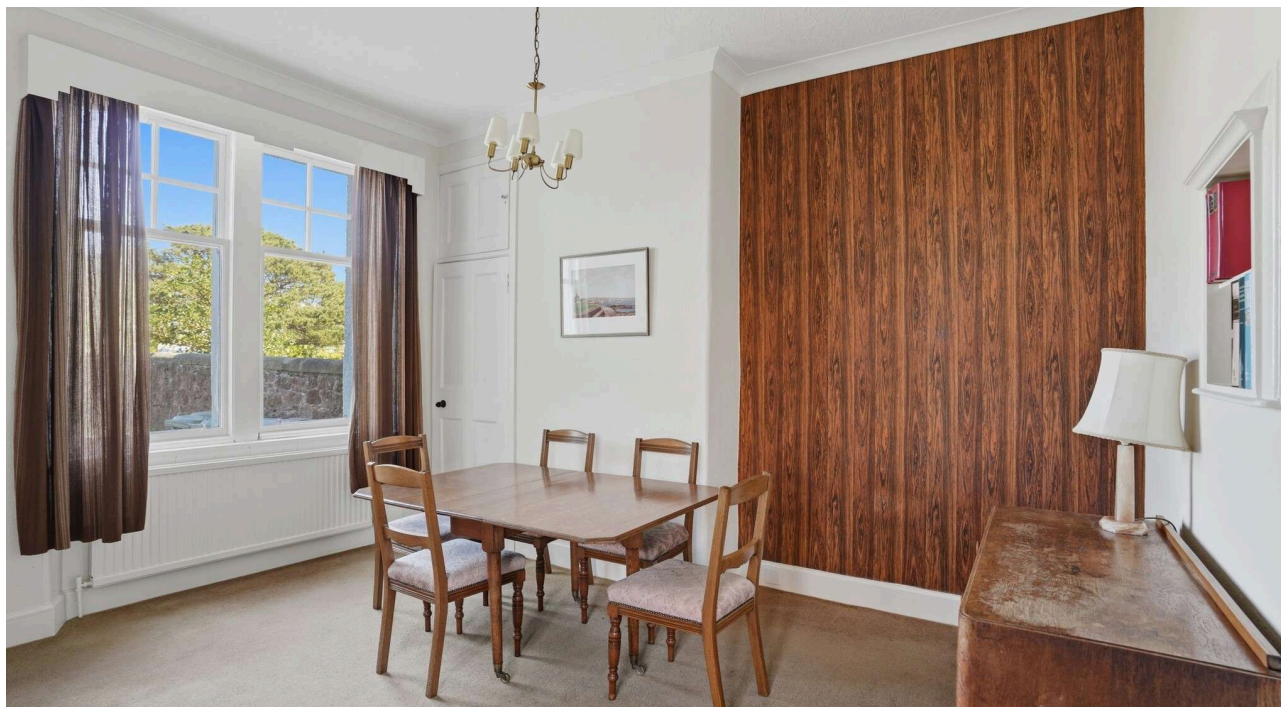


The first floor is centred on a spacious landing from which three double bedrooms are accessed. The principal bedroom is a room of generous proportion, with a sweeping bay window providing an elevated outlook across the garden. The two additional bedrooms, one of which benefits from a sea view, complete the well-balanced arrangement. The family bathroom, served by a classic suite, occupies a central position on this floor.

A further staircase leads to two more bedrooms - one long and light-filled and the other smaller, with a sloping roofline, and a view to the sea. From this room, there is access to an attic, offering excellent additional storage or scope for conversion, subject to the necessary consents.

As per the home report, we have included the accommodation at second floor level even though it would not meet current building regulations due to the steepness of the staircase.

Set within mature enclosed grounds on three sides, bounded by traditional stone walling that imparts a genuine sense of privacy and seclusion. The rear garden is divided into distinct areas, including a neatly kept lawn, well-established planted borders and a productive kitchen garden. The front garden offers a formal approach to the house, with a central pathway framed by a flowering cherry tree, a picture of seasonal beauty when in full blossom. Parking is plentiful on-street, with the property offering the potential to create private parking spaces.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, free-standing cooker, fridge-freezer, washing machine and dishwasher will be included in the sale. Some furniture may be available by negotiator.



PROPERTY FEATURES

- Semi-detached Edwardian Villa
- Five bedrooms
- Sitting room with bay windows
- Family room with adjoining dining room
- Kitchen, utility, pantry and WC
- Family bathroom
- Gas central heating
- Single glazing
- Front, side and rear gardens
- EPC - F
- Council tax band - F
- Conservation Area
- 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, cafes, 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.





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Total: 1890 sq. Ft, 176 m2
 Ground Floor: 904 sq. Ft, 84 M2, First Floor: 697 sq. Ft, 65 M2, Second Floor: 289 sq. Ft, 27 m2
 Excluded Areas: Eaves Storage: 49 sq. Ft, 5 M2, Low Ceiling: 170 sq. Ft, 16 M2, Attic: 36 sq. Ft, 3 M2,
 Walls: 175 sq. Ft, 14 m2

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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.

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