



29E, CASTLE STREET, DUNBAR,
EAST LoTHIAN, EH42 1EX



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Enjoying a superb position in the heart of Dunbar, this beautifully presented first-floor flat offers stylish contemporary living with breathtaking sea views. The two-bedroom home is ideally placed within easy walking distance of the town centre, harbour, beaches, shops, cafés, and rail links to Edinburgh, making it an excellent choice for professionals, first-time buyers, downsizers, and those seeking a coastal retreat. The development further benefits from well-maintained communal grounds and convenient on-street parking.

A shared stairwell leads to an inviting entrance hall with excellent storage, where attractive oak-effect laminate flooring continues throughout much of the home. Flooded with natural light from dual-aspect windows, the spacious living and dining room enjoys stunning sea views, creating an exceptional setting for relaxing and entertaining alike. The neighbouring breakfasting kitchen is thoughtfully designed with crisp white cabinetry, quality worktops, and modern appliances, providing both style and practicality.

FEATURES

- First-floor flat in Dunbar
- Part of an established development
- Shared stairwell
- Stylishly modern interiors throughout
- Inviting hall with storage cupboard and a store
- Sunny living/dining room with stunning sea views
- Well-appointed breakfasting kitchen with fitted units
- Two generous double bedrooms
- Bathroom with overhead shower
- Communal grounds
- On-street parking
- Electric heating and double glazing





The flat offers two generous double bedrooms with beautiful sea views, alongside a modern bathroom fitted with an overhead shower and separate handheld shower attachment, a tub, basin and toilet.

Electric heating and double glazing ensure comfort and efficiency throughout the seasons.

Externally, residents enjoy access to attractive communal grounds, while on-street parking is readily available. Combining contemporary interiors, spectacular coastal views, and an enviable central Dunbar location, this impressive apartment offers an outstanding lifestyle opportunity.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.







Dunbar

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, at primary and secondary level in both the public and private sector, with the independent Belhaven Hill School recently named (by Spear's Magazine) as one of the top 100 private schools in the world. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.







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HOUSE SALES

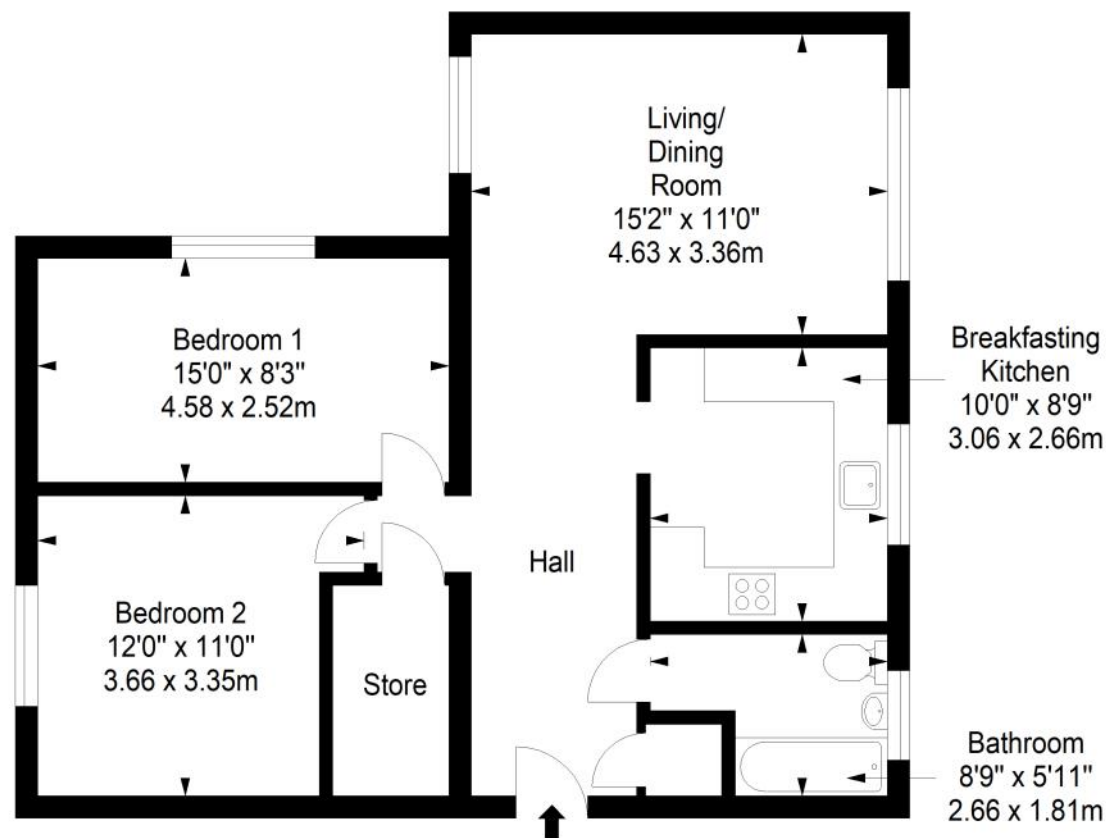
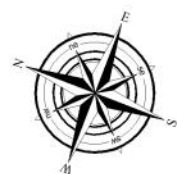
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

First Floor

Approx. 68.6 sq. metres (738.4 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 sq. feet)