

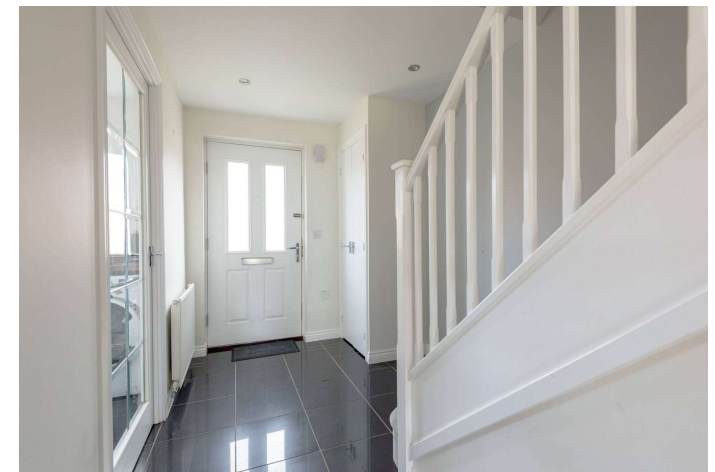


11 Rennie Drive

DUNBAR, EH42 1XU

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Boasting stylish modern interiors, off-street parking and a well-kept rear garden, this three-bedroom semi-detached home is ideal for first-time buyers or investors.

From the neat lawn, the front door opens into a bright hallway adorned with sleek black floor tiles and a grey colour palette. Straight ahead the generously proportioned south-west-facing sitting room opens to the rear garden making it ideal for entertaining and day-to-day living. Boasting a warm colour palette it exudes a comfortable and inviting ambience. To the front is a stylish modern kitchen showcasing gloss white wall and floor cabinetry, wood-effect worktops and high-spec integrated appliances including an extractor hood, gas hob and oven. A guest WC completes the ground floor. Ascending to the first floor and the spacious, light-filled principal double bedroom features plush carpeting and built-in mirrored wardrobes.

Two additional double bedrooms are equally well-presented and all share access to a family bathroom.

Externally the enclosed south-west-facing rear garden is mainly laid to lawn whilst off-street parking is provided for by the driveway.

Additional information: The local green spaces are maintained by factor Hacking and Paterson. Fee is charged quarterly, and totals around £200 per year.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob, extractor fan, fridge-freezer, dishwasher, and free-standing washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Bright and spacious south-west-facing sitting room
- ❑ Garden access from sitting room
- ❑ Modern well equipped kitchen
- ❑ Three bedrooms
- ❑ Family bathroom and guest WC
- ❑ South-west-facing rear garden
- ❑ Driveway
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Factor Fee - Approx. £50 per quarter

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.

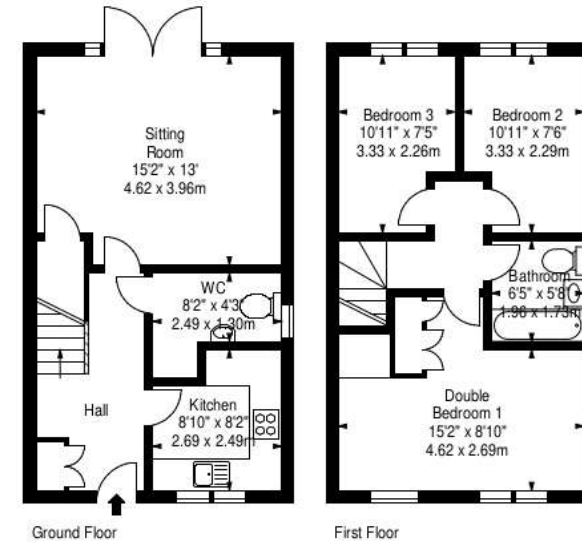
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Rennie Drive,
Dunbar,
East Lothian, EH42 1XU



Approx. Gross Internal Area
824 Sq Ft - 76.55 Sq M
For identification only. Not to scale.
© SquareFoot 2026



PARIS STEELE

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Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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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