

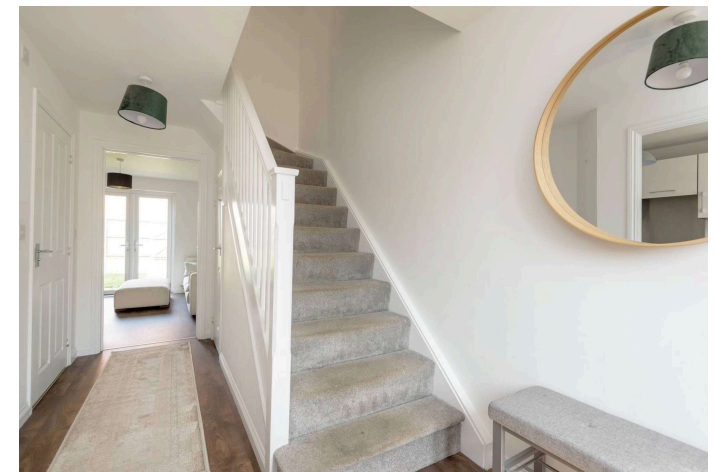


52 Brodie Road

DUNBAR, EH42 1FJ

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

In turn-key condition, this two-bedroom semi-detached home in a peaceful Dunbar residential setting will appeal to first-time buyers, couples, or investors.

A light and airy hallway guides you to a bright sitting room opening to the rear garden. Adorned with wood-inspired flooring and a neutral decor it exudes a relaxed and elegant ambience. At the front of the home, the south-facing kitchen boasts a sleek modern design of gloss white wall and floor units, complementary black worktops and an integrated oven, gas hob, and extractor hood.

A carpeted staircase ushers you to the first floor where two light filled double bedrooms offer a comfortable retreat. A well-appointed family bathroom and guest WC completes the internal layout.

Externally the enclosed rear garden features a lawn, paving and useful shed. There is off-street residents' parking to the rear, and additional on-street parking to the front. Additional information: Factor costs are £40 per quarter. This covers the estate grounds gardening and maintenance.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- ❑ Two-bedroom semi-detached
- ❑ Spacious and bright sitting room, with garden access
- ❑ Sleek south-facing modern kitchen
- ❑ Two double bedrooms
- ❑ Family bathroom and guest WC
- ❑ Enclosed rear garden
- ❑ Residents' and on-street parking
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Factor fee for estate grounds - £40 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.

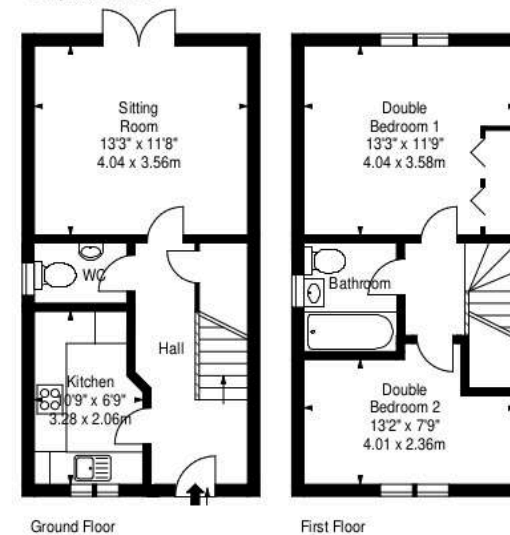
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Brodie Road,
Dunbar,
East Lothian, EH42 1FJ**



Approx. Gross Internal Area
722 Sq Ft - 67.07 Sq M
For identification only. Not to scale.
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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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