



57e High Street

DUNBAR, EH42 1EW

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

This two-bedroom flat has considerable charm, occupies the top two floors within a handsome period building on Dunbar's vibrant High Street, and enjoys remarkable sea views. The lower floor, centred around a bright and well-proportioned living room, is finished in soft neutral tones with crisp white cornicing and twin sash windows that flood the space with natural light. The room flows naturally into a separate dining area, creating a sociable and versatile layout.

The kitchen is a well-fitted and practical space, furnished with warm oak-fronted cabinetry and granite-effect worktops. There is an integrated oven, ceramic hob and extractor fan.

The bathroom is a particularly spacious room, finished with white tiling, a classic panelled bath with overhead shower, a vanity unit with storage below and a frosted sash window. Also on the lower floor is a well-presented second bedroom, decorated in soft duck-egg blue tones with a carpeted floor, cornice detailing and a sash window overlooking the rooftops of the High Street.

A carpeted internal staircase rises from the hall to the upper floor, where the principal bedroom is an impressive space. The room is flooded with natural light from Velux skylights and benefits from vaulted ceilings that lend it an airy, loft-like quality. Warm timber flooring, soft blue walls and the scale of the room create an atmosphere that is both tranquil and inspiring. The Velux windows frame a breathtaking view directly out to sea, a sweep of blue water and open sky above the terracotta rooftops of the historic town below. Further skylights to the rear reveal the rolling East Lothian countryside and the distinctive profile of Traprain Law rising from the plain beyond.

Externally, there is ample on street parking, and to the rear of the property there is a shared drying green.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob, extractor, free-standing washing machine and fridge-freezer will be included in the sale. Some furniture may be available.



## PROPERTY FEATURES

- Two-bedroom upper flat
- Light filled sitting room
- Breakfasting kitchen
- Two double bedrooms
- Modern bathroom
- Electric heating
- Single and double glazing
- On-street parking
- Shared drying green
- EPC - E
- Council tax band - A
- Conservation Area and Listed
- 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, 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.



## PARIS STEELE

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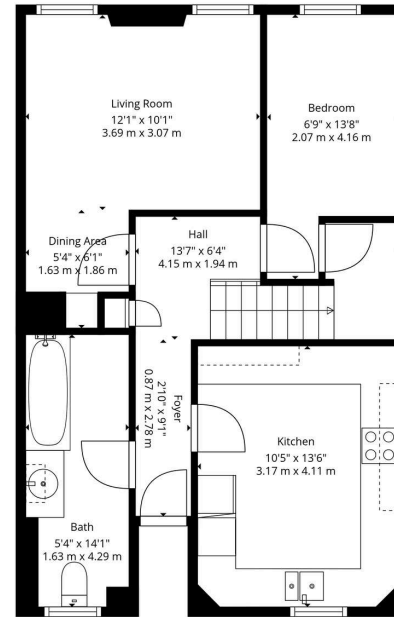
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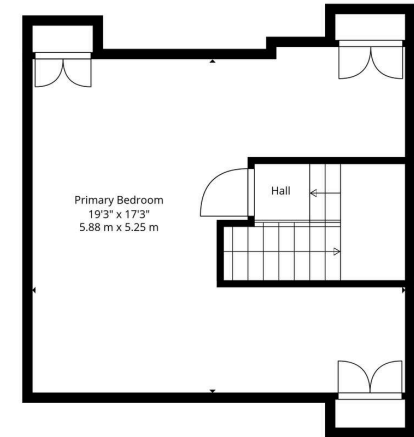
Let's Talk

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[property@parissteele.com](mailto:property@parissteele.com)



1st Floor



2nd Floor

**PARIS STEELE**

**Total: 913 sq. Ft, 85 m2**  
 1st Floor: 573 sq. Ft, 53 M2, 2nd Floor: 340 sq. Ft, 32 m2  
 Excluded Areas: Undefined: 14 sq. Ft, 0 M2, Walls: 101 sq. Ft, 11 m2

Measurements Deemed Highly Reliable. Not Guaranteed.

**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](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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