



# 39 Bothwell Gardens

DUNBAR, EH42 1PZ

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Set on a generous corner plot and within easy reach of Dunbar Golf Club, the High Street, and the train station, this three-bedroom bungalow is sure to appeal to a wide range of buyers, from those looking to downsize to growing families.

From the hallway, you are led into a light and airy dual-aspect living room. Opening onto the garden, this welcoming space is enhanced by plush carpeting, warm neutral décor, and a gas-flame fireplace set within an elegant mantle. Spanning the full length of the home, it exudes warmth and comfort, making it an ideal setting for relaxed everyday living.

Adjacent, a generously proportioned dining kitchen awaits. Very much the heart of the home, this bright and sociable space is fitted with wood-effect wall and floor units, smooth mottled worktops, and a colourful tiled splashback. High-spec integrated Bosch appliances include a gas hob, oven, and fridge/freezer.

The dining kitchen extends further into the light flooded garden room, which creates a spacious area for relaxing or entertaining.



The three bedrooms are all tastefully presented with the west-facing principal double bedroom further benefitting from built-in mirrored wardrobes and a well-appointed en-suite shower room. The second double bedroom also benefits from built-in mirrored wardrobes. A family bathroom completes the internal layout featuring a bath, WC, and washbasin.

The hall cupboard provides great additional storage and houses the Vaillant Boiler which was newly installed in 2024.

Externally the rear garden boasts a low maintenance yet attractive design incorporating paving, decorative stones, and flowering borders. A detached garage and driveway provide ample off-street parking.

Trinity Factors - Currently £127.58 per year. Covering gardening work on communal areas in the estate.

## FIXTURES & FITTINGS

Included in the sale - All fitted floor coverings, light fixtures, electric blind in front living room, all fitted blinds in the garden room, blind in the main bedroom, and all curtains in the bedrooms and living room.

The BOSCH integrated oven, gas hob, extractor hood, fridge-freezer and standalone washing machine (not guaranteed to be in working order).

Some furniture may be available by separate negotiation.





## PROPERTY FEATURES

- Three-bedroom bungalow
- Bright and spacious living room
- Generously proportioned dining kitchen
- Garden Room/Family Room
- Three bedrooms, one with en-suite
- Family bathroom
- Rear garden
- Double glazing
- Gas central heating
- Driveway and detached garage
- EPC - C
- Council tax band - E
- Tenure - Freehold
- Annual Service Charge - £127.58

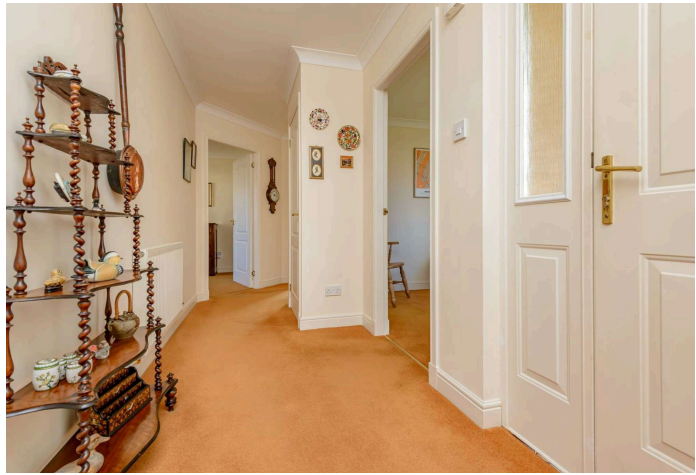
## DUNBAR

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.





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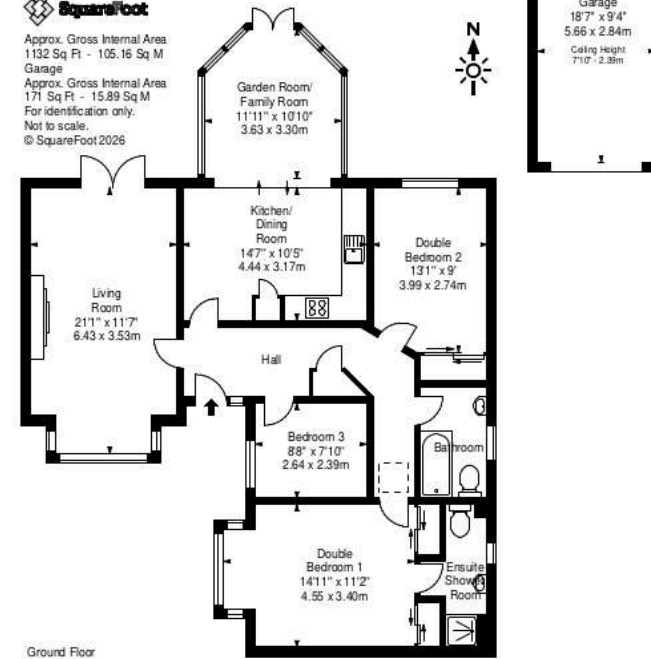
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Property  
**PARIS STEELE**

**Bothwell Gardens,  
Dunbar,  
East Lothian, EH42 1PZ**



Approx. Gross Internal Area  
1132 Sq Ft - 105.16 Sq M  
Garage  
Approx. Gross Internal Area  
171 Sq Ft - 15.89 Sq M  
For identification only.  
Not to scale.  
© SquareFoot 2026



**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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