



# 74b High Street

DUNBAR, EH42 1JH

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Occupying the second floor of a handsome B-listed building on Dunbar's vibrant High Street, this charming three-bedroom apartment offers an appealing blend of character, space, and convenience in a highly desirable coastal setting.

A welcoming carpeted hallway leads to a bright and spacious east-facing sitting and dining room, where twin sash-and-case windows flood the room with natural light and frame partial coastal views. Beautifully presented in fresh neutral tones, the room is enhanced by plush carpeting and a living-flame fireplace set within an attractive oak mantle, creating a warm and inviting focal point.

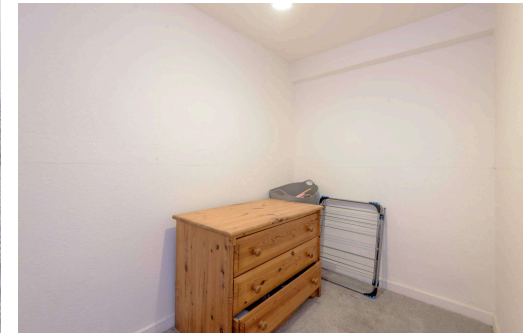
The well-proportioned kitchen is thoughtfully designed with cream wall and floor units, smooth work surfaces, and a tiled splashback. There is ample space for freestanding appliances which include a range cooker, fridge, dishwasher

and washing machine, while built-in cupboards provide excellent additional storage.

The apartment features three light-filled double bedrooms, including a generous east-facing principal bedroom. All are served by a contemporary shower room comprising a shower enclosure, a washbasin built into vanity and a WC. Further practicality is provided by a box room. Externally, residents benefit from on-street parking.

## FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, freestanding range cooker, fridge, dishwasher and washing machine are included in the sale.



## PROPERTY FEATURES

- Three-bedroom apartment
- East-facing sitting and dining room
- Impressive spacious kitchen
- Three double bedrooms
- Shower room
- Box room
- On street parking
- Single glazing
- Gas central heating
- EPC - C
- Council tax band - B
- Tenure - Freehold
- Conservation area
- B listed building

## 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.

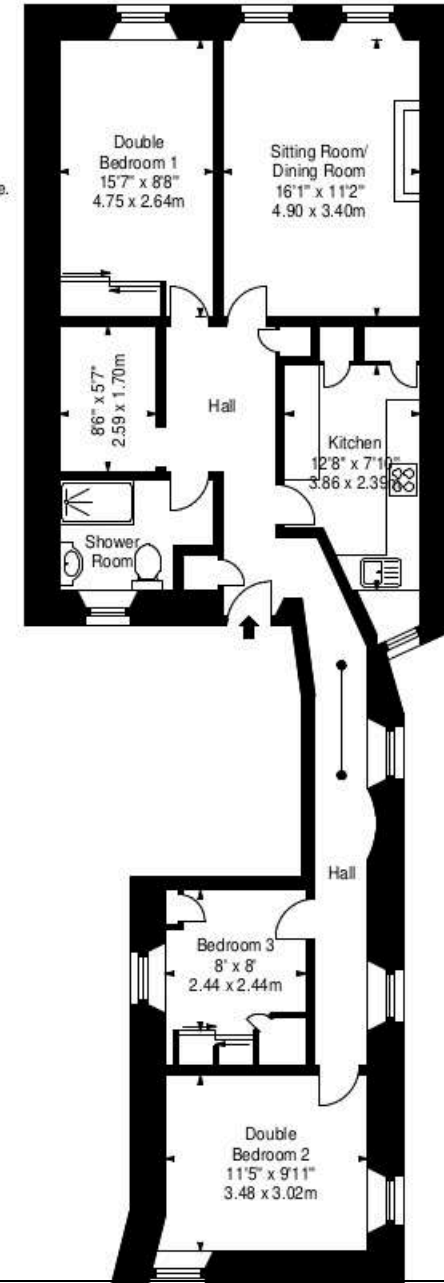
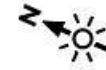
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



High Street,  
Dunbar, EH42 1JH



Approx. Gross Internal Area  
942 Sq Ft - 87.51 Sq M  
For identification only. Not to scale.  
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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.
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