



30A Castle Street

DUNBAR, EH42 1EY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in an excellent location just minutes from the heart of Dunbar, this bright and airy one-bedroom apartment offers a spacious layout, well-presented interiors, and attractive coastal views.

As you enter this main-door, second-floor flat, a welcoming hallway leads to the generous sitting and dining room. Flooded with natural light from twin east-facing windows, which enjoy views of the Firth of Forth. Carpeted and finished in soft neutral tones, this welcoming living space creates a warm and relaxing atmosphere.

Conveniently adjoining, the good-sized kitchen may now benefit from a cosmetic upgrade but offers an

excellent range of base units, generous worktop space, room for freestanding appliances and an informal dining area. The comfortable double bedroom provides a peaceful retreat, while the accommodation is completed by a bathroom and a separate WC.

Externally, residents benefit from on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains, and free-standing cooker, fridge, freezer and washing machine will be included in the sale.





PROPERTY FEATURES

- ❑ One-bedroom apartment
- ❑ Spacious east-facing sitting and dining room
- ❑ Good-sized kitchen
- ❑ One double bedroom
- ❑ Bathroom and WC
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - A
- ❑ Conservation area
- ❑ 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, cafès, 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.

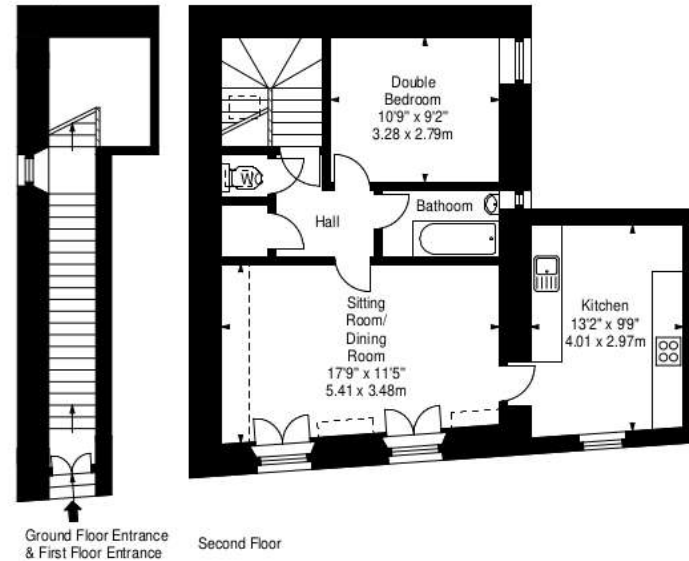
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Castle Street,
Dunbar,
East Lothian, EH42 1EY



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M
For identification only. Not to scale.
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Let's Talk

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Please Note:

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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.
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