



85 Countess Road

DUNBAR, EH42 1DZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Offering an exciting opportunity to modernise and personalise, this deceptively spacious three-bedroom bungalow enjoys a sought-after setting in Dunbar, complete with off-street parking and gardens.

A gated driveway, bordered by a well-kept lawn, leads to the front door, opening into a welcoming entrance vestibule and hallway. Straight ahead, a spacious south-facing sitting room is filled with natural light thanks to a large picture window overlooking the rear garden. Featuring carpeting and a living-flame fireplace, it offers a warm and inviting space in which to relax.

The adjacent generously proportioned dining and family room provides excellent versatility for modern living and flows seamlessly into a compact yet well-equipped kitchen and a desirable south-facing conservatory.

The kitchen is fitted with wood-effect wall and floor units, complementary worktops, a tiled splashback and appliances including a hob, oven and extractor hood, while the conservatory offers an ideal spot to enjoy the garden all year round.





Benefiting from a south-facing garden aspect, the principal double bedroom also boasts an en-suite shower room. Two further comfortable double bedrooms provide flexible accommodation for family, guests or home working. A family bathroom completes the internal layout.

Externally the enclosed south-facing rear garden mainly features a terraced lawn along with paving and established borders. There is a timber garden room, and sizeable shed for storage. The driveway and garage provides off-street parking.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, free-standing double-oven, extractor fan, under-counter fridge, under-counter freezer and dishwasher will be included in the sale. There is a further under-counter fridge, and mini freezer in the utility room.

It should be noted that the fire in the dining room is not in full working order and would require service before use.



PROPERTY FEATURES

- Three-bedroom bungalow
- South-facing sittingroom
- South-facing family/dining room and kitchen
- Conservatory
- Three double bedrooms, one with ensuite shower room
- Family bathroom
- Gated driveway and single garage
- Front garden and sizeable south-facing rear garden
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - F
- Tenure - Freehold

DUNBAR

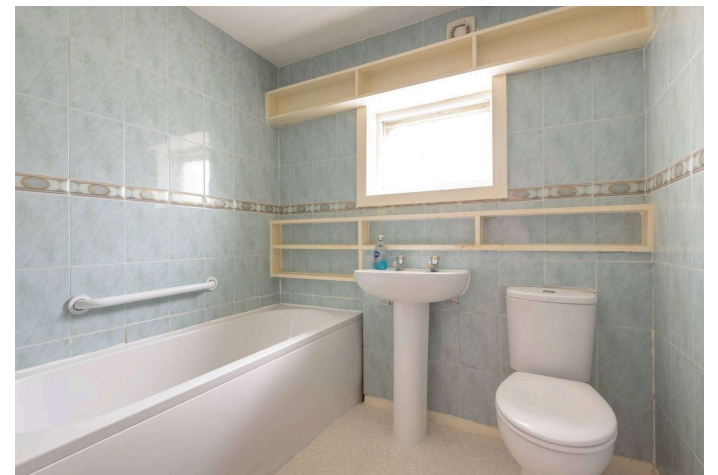
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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.





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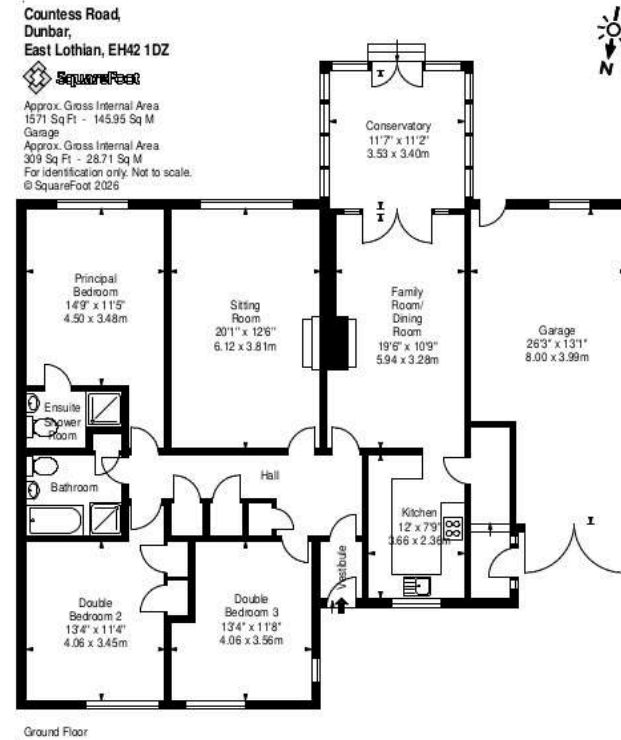
Countess Road,
Dunbar,
East Lothian, EH42 1DZ

SquareFoot

Approx. Gross Internal Area
1571 Sq Ft - 145.95 Sq M

Garage
Approx. Gross Internal Area
309 Sq Ft - 28.71 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
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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