

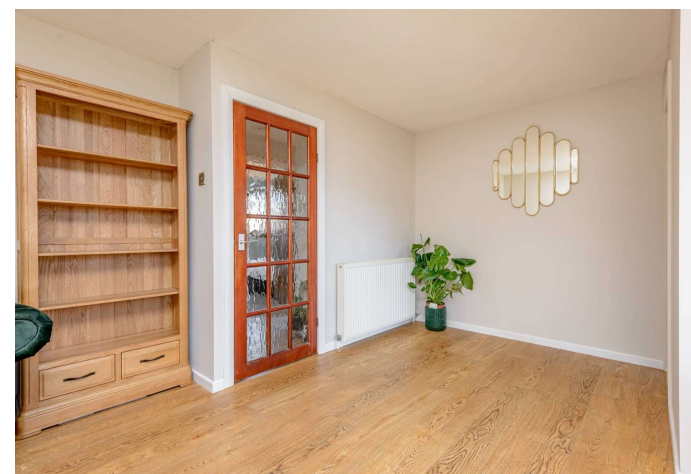


49 Beachmont Place

DUNBAR, EH42 1YE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated within easy reach of Dunbar Train Station and Golf Club, this two-bedroom bungalow is ideally suited to first-time buyers, couples or those looking to downsize in a peaceful residential cul-de-sac setting. Offering comfortable accommodation and attractive outdoor space, it presents an excellent opportunity.

Approached via a driveway bordered by a neat lawn and leading to a detached garage, the front door opens into a tastefully presented hallway with useful built-in storage. To the left, a light-filled living and dining room overlooks the garden and is finished with wood-effect flooring and a calm, neutral colour palette, creating a welcoming and relaxing environment.

Conveniently adjoining, the bright and compact kitchen is fitted with a good selection of wall and floor units, ample worktops and space for freestanding appliances.

Both double bedrooms are well proportioned and enjoy a pleasant south-west-facing aspect, while a well-appointed shower room completes the internal accommodation.



Externally, the enclosed garden has been designed for ease of maintenance and enjoyment, combining paving, decorative stones and lawn.

A charming summer house provides an ideal spot in which to relax and unwind. The driveway and garage provide off-street parking.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds (excluding the living room curtains and pole), and free-standing oven, extractor fan, and free-standing washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom bungalow
- ❑ Bright and spacious living and dining room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Well-appointed shower room
- ❑ Front and rear garden
- ❑ Driveway and detached garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ Tenure - Freehold

DUNBAR

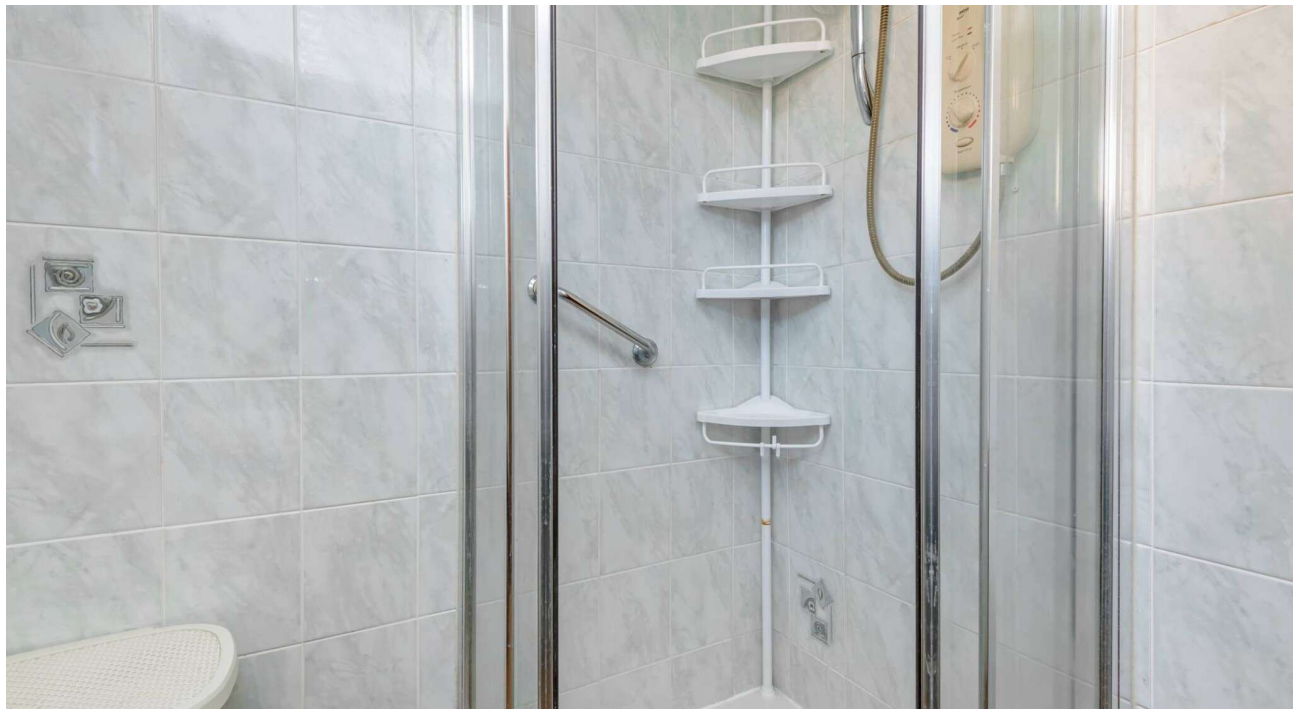
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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.

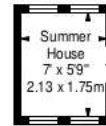




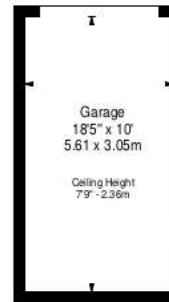
Beachmont Place,
Dunbar,
East Lothian, EH42 1YE



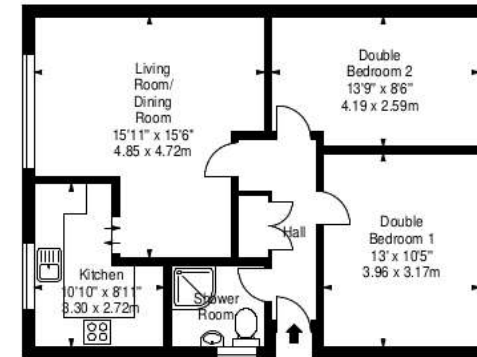
Approx. Gross Internal Area
661 Sq Ft - 61.41 Sq M
Garage & Summer House
Approx. Gross Internal Area
225 Sq Ft - 20.90 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



Ground Floor

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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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