

COULTERS[©]

12 CROWBILL ROAD

DUNBAR, EAST LoTHIAN, EH42 1YT

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern and well-established residential development, 12 Crowbill Road is an attractive and well presented four bedroom detached family home, conveniently located within easy reach of an excellent range of local amenities and excellent transport links to Edinburgh.

Occupying a desirable corner plot, the property offers bright and well proportioned accommodation arranged over two levels, complemented by contemporary fixtures and fittings, modern décor and a thoughtfully landscaped private rear garden. Further benefits include an integral garage, private driveway parking, an EV charging point and solar panels, enhancing both convenience and energy efficiency.

KEY FEATURES



Modern detached family house



Four double bedrooms, one with ensuite



Corner plot with private front and rear gardens



Integral garage, driveway, EV charging point and solar panels



Ideally located close to local amenities



Bright, well proportioned accommodation



EPC Rating - B



Council Tax Band - E





The accommodation begins with a welcoming entrance hall leading to a spacious sitting room, which flows seamlessly into the kitchen/dining room. Fitted with an excellent range of contemporary units and integrated appliances, this bright and sociable space features French doors opening directly onto the rear garden, creating an ideal setting for everyday family life and entertaining. A practical utility room and a cloakroom WC complete the ground floor.

A carpeted staircase leads to the first floor, where the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. There are three further double bedrooms, one of which features a fitted wardrobe, together with a well-appointed family bathroom. It also benefits from a fully boarded loft, with an access ladder and lighting.





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

EXTRAS

All fitted floor coverings, carpets, blinds, light fittings, the gas hob, oven, dishwasher, fridge/freezer, washing machine and the garden shed are included in the sales price. The property benefits from gas central heating, solar panels - including a battery - and is fully double glazed.

The development is factored by Hacking and Paterson with an approximate annual fee of £120.

HOME REPORT VALUATION: £325,000



Crowbill Road,
Dunbar,
East Lothian, EH42 1YT



Approx. Gross Internal Area

1059 Sq Ft - 98.38 Sq M

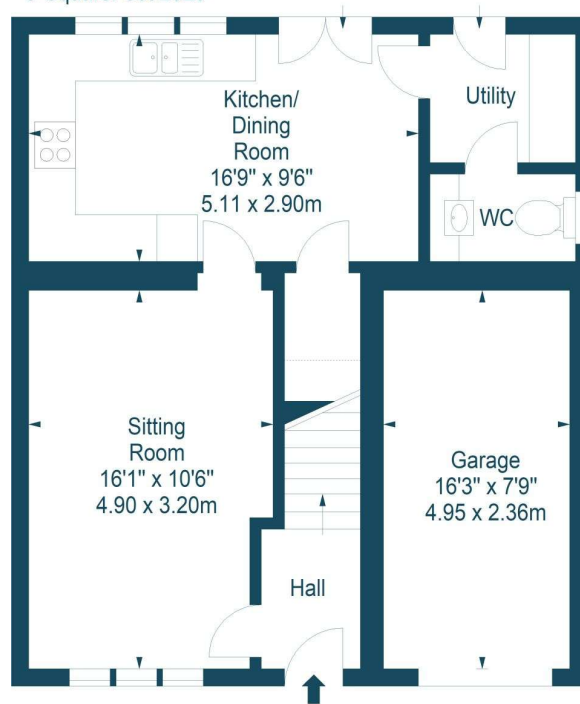
Garage

Approx. Gross Internal Area

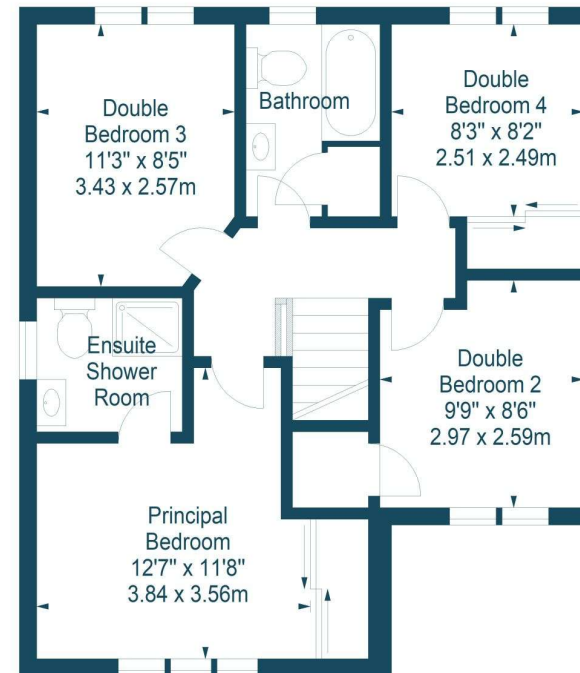
126 Sq Ft - 11.71 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.