





Welcome

Welcome to 5A Victoria Street, Dunbar-an exceptional period upper villa situated in a lovely location in the very heart of Dunbar. This elegant main door residence combines classic charm with contemporary comfort, featuring a large living and dining area, a well-proportioned double bedroom, spacious kitchen, and a family bathroom complete with both bath and separate shower. A staircase leads to two versatile attic rooms, currently utilised as bedrooms, offering flexible accommodation for a range of needs. The property enjoys a delightful, shared courtyard garden, ideal for alfresco entertaining or peaceful relaxation. Perfectly positioned for convenient access to the High Street's amenities and excellent transport links, this outstanding home provides a superb opportunity for professionals, couples, or families. Viewing is strongly advised to appreciate the quality and versatility of this remarkable property.

- Superb location within the heart of Dunbar
- Charming period upper villa
- Main door ground floor courtyard entrance
- Entrance vestibule with store cupboard and stairs to the upper level
- Hallway with stairs to the attic rooms, and large under stair store
- Living and dining room with twin front facing windows, open Edinburgh press, fireplace, and built-in storage
- Spacious kitchen with base and sink units, electric cooker, fridge freezer, washing machine, and handy clothes roof pulley
- Four-piece family bathroom with bath, separate shower, wc, sink, and built-in storage
- Upper stair landing
- Two further attic rooms, floored and lined, with Velux windows (currently used as additional bedrooms by the owner)
- Sash and case single glazed windows, double glazing, and gas central heating
- Private shared courtyard entrance and entertaining space







Dunbar

Dunbar, nestled along Scotland's breathtaking coast in East Lothian, is celebrated for its quaint harbour, expansive sandy beaches, and lively town centre brimming with character. This historic seaside town boasts a warm and inclusive community spirit, complemented by a wealth of local amenities such as independent shops, charming cafés, and excellent schools. Outdoor enthusiasts are spoilt for choice with activities including championship golf courses, sailing from the picturesque harbour, scenic coastal walks, and cycling routes that showcase the region's natural beauty. Dunbar also offers easy access to Edinburgh and the surrounding areas, thanks to direct rail services and well-maintained road networks, making it an ideal location for commuters, families, and anyone seeking the perfect blend of coastal tranquillity and vibrant town life.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, electric cooker, washing machine, fridge freezer and table. No warranty applies to any appliances or other movable items included in the sale and these items are sold as seen. Other items including furniture may be available by negotiation.



Get in touch

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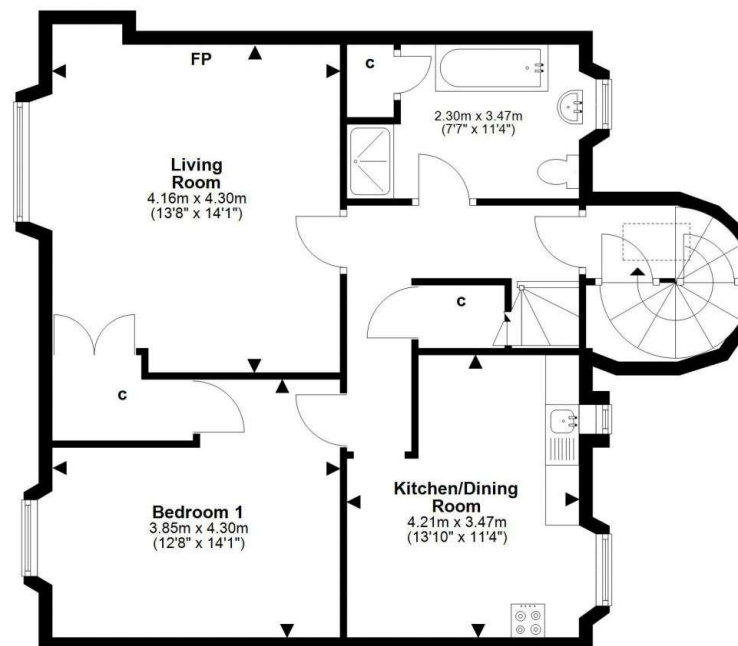
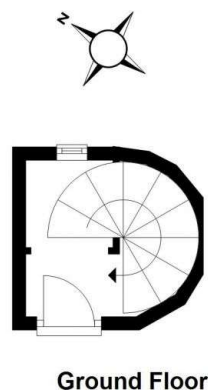
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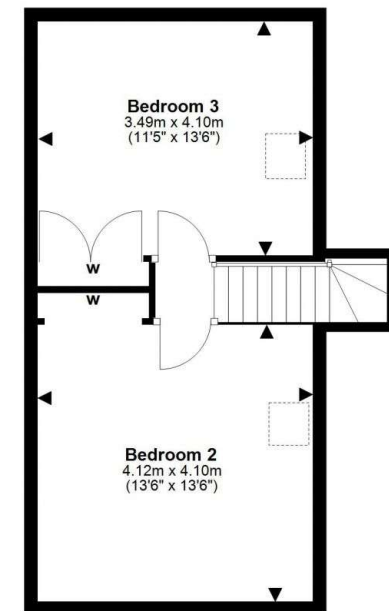


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.