



3C Friarscroft

DUNBAR, EH42 1BP

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Within walking distance of Dunbar High Street and train station, this one-bedroom second floor apartment in a desirable development will appeal to first-time buyers, investors or those looking to downsize.

The tastefully decorated hallway guides you into a bright and spacious west-facing sitting and dining room featuring plush carpeting and a warm neutral colour palette. From here a seamless flow takes you into the kitchen boasting cream wall and floor units, smooth black worktops and integrated appliances that include a hob, oven, extractor hood, and Hotpoint washing machine.

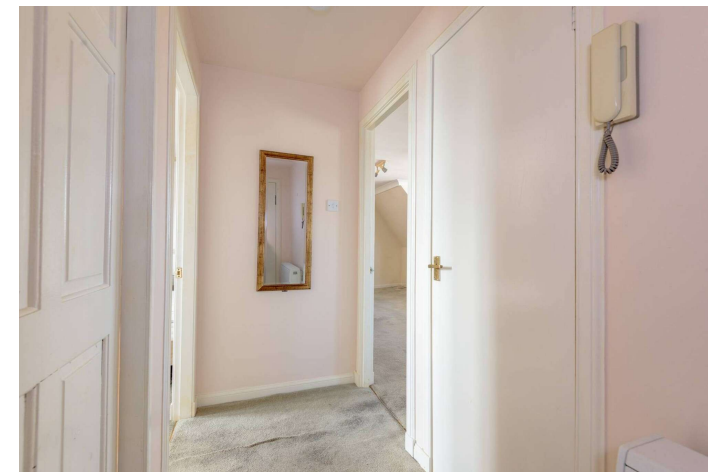
Light and airy with built-in-mirrored wardrobes the east-

facing double bedroom is a comfortable retreat whilst a well-appointed bathroom completes the layout.

The property benefits from a large loft space which provides additional storage. Externally there is residents parking and shared landscaped grounds

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, hob and extractor fan, free-standing fridge-freezer and fitted Hotpoint washing machine will be included in the sale. Furniture can be included if required.





PROPERTY FEATURES

- ❑ One-bedroom second floor apartment
- ❑ West-facing sitting and dining room
- ❑ Modern west-facing kitchen
- ❑ Light and airy east-facing double bedroom
- ❑ Bathroom
- ❑ Shared landscaped grounds
- ❑ Allocated parking space
- ❑ Double glazing
- ❑ Electric heating
- ❑ Loft space
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Friarscroft Residents' Association - Cost tbc

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.

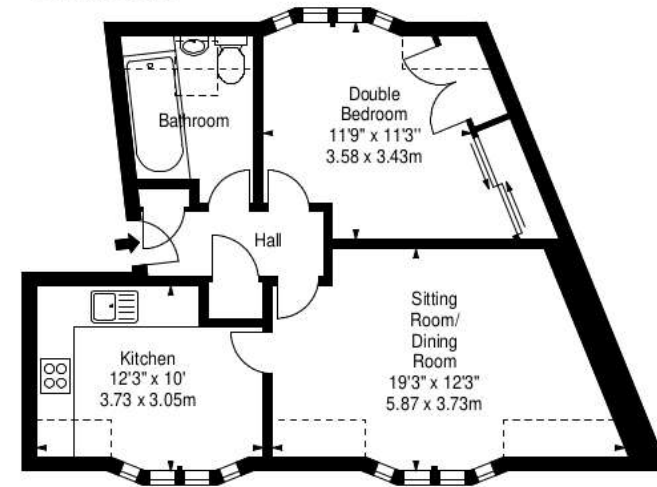
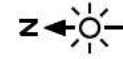
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Friarscroft,
Dunbar,
East Lothian, EH42 1BP**



Approx. Gross Internal Area
576 Sq Ft - 53.51 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- ❑ Free property valuations
- ❑ Competitive feeds for a bespoke personal service
- ❑ Extensive marketing on the leading property portals
- ❑ Comprehensive use of social media
- ❑ Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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.

espc rightmove

zoopla in X Instagram Facebook