

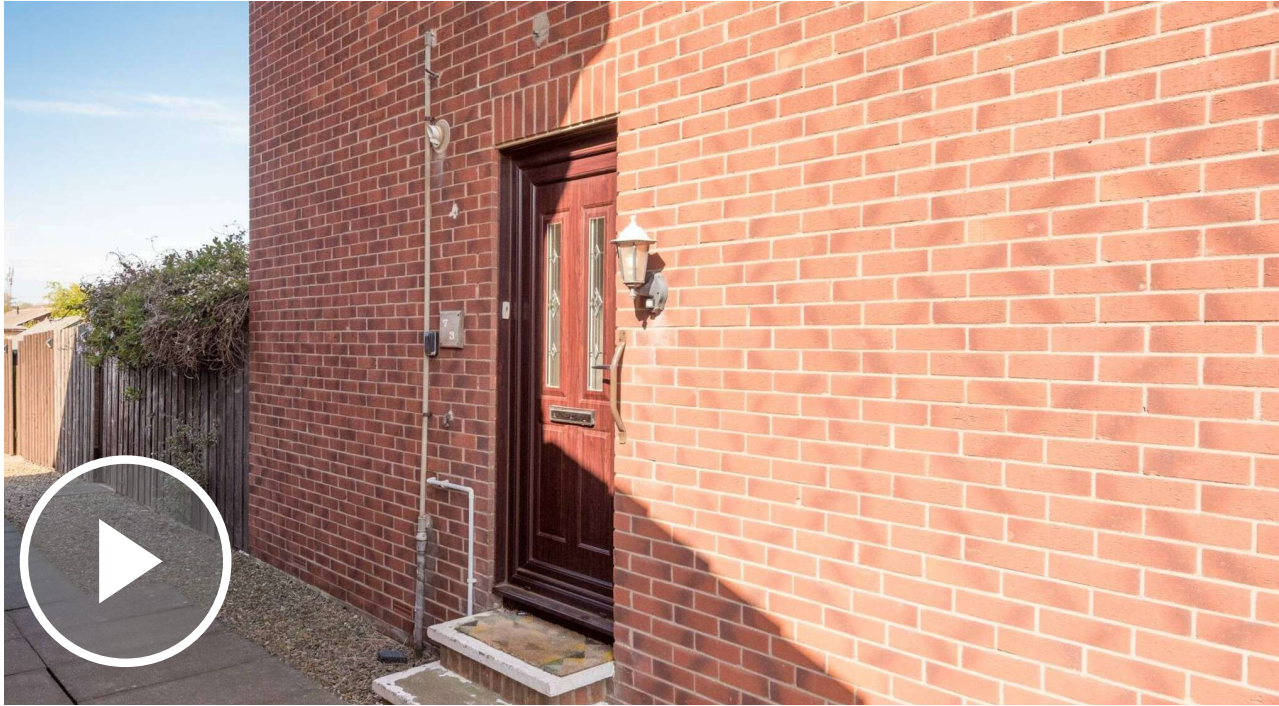


73 Beachmont Place

DUNBAR, EH42 1YE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated close to Dunbar Train Station and the local golf club, this two-bedroom ground floor villa is offered in turn-key condition, making it an excellent opportunity for first-time buyers, couples, or investors alike.

A welcoming, tastefully decorated entrance hallway equipped with built-in storage, leads through to a bright and airy sitting room, where a large front-facing picture window fills the space with natural light. Finished with elegant wooden flooring, a warm neutral palette, and a contemporary wall-mounted electric fireplace, the room offers comfort and style.

Adjoining the living space is a well-appointed modern kitchen, overlooking the rear garden. It features wood-effect wall and floor units, complemented by a black quartz-style worktop and matching splashback. Integrated appliances include a gas hob, oven, and extractor hood.

Both double bedrooms continue the home's tasteful décor and the second bedroom benefits from French doors opening directly onto the south-west-facing rear garden. The property is completed by a sleek shower room, fitted with a WC and washbasin built into vanity.

Externally, the south-west-facing rear garden is designed for low maintenance, with a combination of paving and decorative stones, along with a useful garden shed providing additional storage. Off-street parking is available by an allocated parking space, and further communal parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated oven, hob and extractor hood will be included in the sale.





PROPERTY FEATURES

- Two-bedroom ground floor villa
- Bright and spacious sitting room
- Modern kitchen
- Two double bedrooms
- Sleek shower room
- Front garden and south-west-facing rear garden
- Allocated parking space
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - B
- 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.

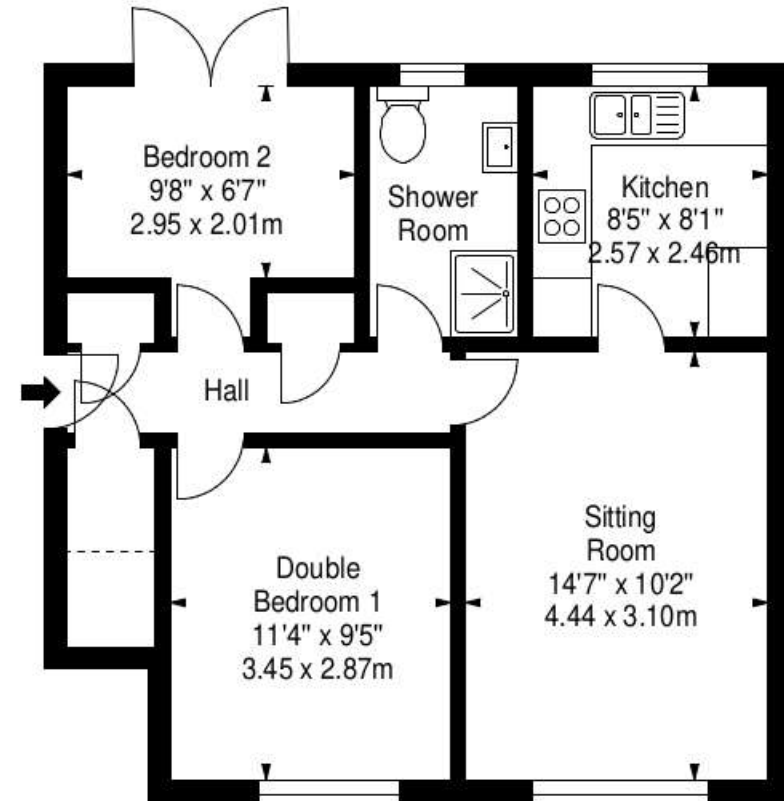
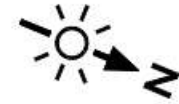
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Beachmont Place,
Dunbar,
East Lothian, EH42 1YE**



Approx. Gross Internal Area
542 Sq Ft - 50.35 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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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.

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