76 Dempster Place, Dunbar, EH42 1ZR

Offers Over £430,000

- Modern Detached House
- Spacious Living Room
- Bathroom & Two Shower Rooms
- Solar Water, PV & Battery Storage
- Impressive A-Rating EPC
- Four Bedrooms
- Kitchen / Diner
- Utility Cupboard & WC
- Driveway Parking & Integral Garage
- Popular Commuter Town

4 | 4 | 1 | EPC A | F

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

76 Dempster Place, Dunbar, EH42 1ZR

LOCATION:

Dunbar is a thriving and highly sought-after East Lothian coastal town, renowned for its attractive harbour, sandy beaches and excellent range of local amenities. The town offers a variety of shops, cafes, restaurants and supermarkets, together with well-regarded primary and secondary schooling, leisure facilities and a modern sports centre. Popular with commuters, Dunbar benefits from a mainline railway station providing regular services to Edinburgh and beyond, whilst the A1 offers convenient road links to the capital and the south. Surrounded by beautiful coastline and open countryside, the area provides an outstanding quality of life with an abundance of walking, cycling and outdoor pursuits on the doorstep.

DESCRIPTION:

A well-presented and highly energy-efficient four bedroom detached family home, occupying a desirable position within this popular modern development in Dunbar. The property offers generous accommodation complemented by a range of owner upgrades, resulting in an impressive A-rated EPC. Presented in true move-in condition, the accommodation is arranged over two floors and has been carefully maintained throughout. The welcoming entrance hall leads to a spacious and comfortable living room, providing an ideal space for both everyday life and entertaining. To the rear, the impressive kitchen/dining room spans the width of the property and enjoys a pleasant outlook over the garden, creating a bright and sociable heart of the home. A practical utility cupboard and a convenient WC complete the living accommodation at this level. The first floor offers four well-proportioned bedrooms with the principal bedroom benefiting from an en-suite shower room, while bedrooms two and three are served by a useful Jack and Jill shower room. A contemporary family bathroom provides additional convenience, ensuring the property is perfectly suited to modern family living. A particular feature of the property is the significant investment made in renewable energy and sustainability measures. Solar photovoltaic panels with battery storage, solar thermal water and an EV charging point combine to deliver outstanding energy performance, reduced running costs and future-proofed living. Further benefits include double glazing, gas central heating and an integral garage. Combining spacious accommodation, contemporary styling and exceptional energy efficiency.

EXTERNALLY:

To the front, a driveway provides off-street parking leading to the integral garage. The remainder of the front garden has been thoughtfully landscaped with a variety of established planting, creating a degree of privacy. Gated side access leads to the enclosed rear garden, which enjoys a highly desirable south-facing aspect. Currently a haven for gardening enthusiasts, the garden is filled with an abundance of potted plants and seasonal flowers. The sellers intend to remove these prior to sale, leaving a generous and versatile outdoor space ready for a new owner to create their own garden design and make the most of the orientation.

SERVICES:

Mains Electricity, Gas, Water & Drainage. Solar PV with Battery Storage, Solar Water & EV Charger.

Interested In Viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

76 Dempster Place, Dunbar, EH42 1ZR

Interested In viewing this property?

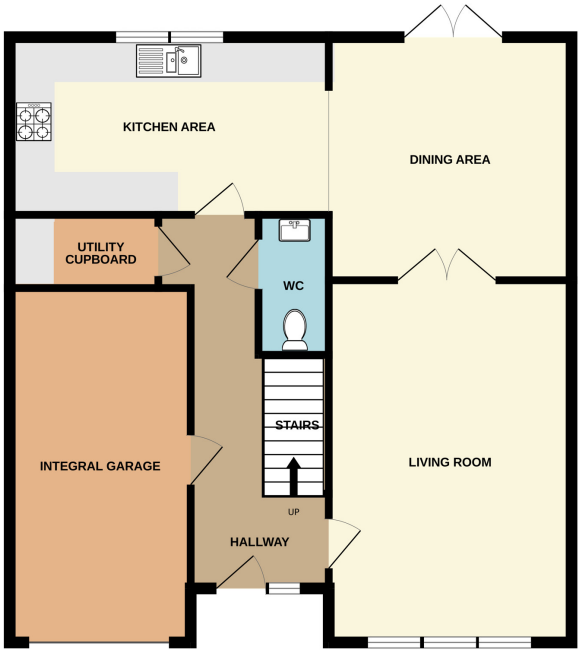
Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

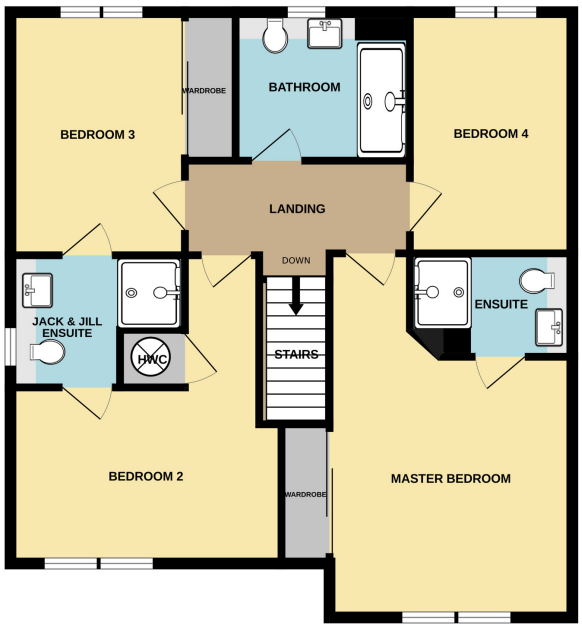
76 Dempster Place, Dunbar, EH42 1ZR

FLOOR PLAN:

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

ACCOMMODATION:

- HALL (L-SHAPED)
- KITCHEN / DINER
- DINING AREA (3.57M X 3.56M)
- UTILITY CUPBOARD (2.28M X 1.08M)
- MASTER BEDROOM (5.60M X 4.34M) at widest
- BEDROOM 2 (4.93M X 4.13M) at widest
- BEDROOM 3 (3.63M X 3.22M) including wardrobes
- BEDROOM 4 (3.55M X 2.48M)
- LIVING ROOM (5.57M X 3.57M)
- KITCHEN AREA (4.90M X 2.76M)
- WC (2.15M X 1.10M)
- LANDING
- EN-SUITE SHOWER ROOM (2.51M X 1.49M) at widest
- JACK & JILL EN-SUITE (2.51M X 1.68M) at widest
- BATHROOM (2.67M X 2.32M)
- INTEGRAL GARAGE (5.45M X 2.68M)

Interested In viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

THINKING OF SELLING YOUR HOUSE?

Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price.
You can find more information on our website.

01361 882 752 | info@melroseporteous.co.uk | www.melroseporteous.co.uk