



4 Galleon Court, Lamer Street

DUNBAR, EH42 1GX

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in move-in condition and benefiting from private parking, this two-bedroom first floor apartment enjoys a sought-after setting in Dunbar, just a short walk from the railway station and high street.

It is ideally suited to a range of buyers, including first-time purchasers, downsizers, and investors. A bright and welcoming hallway complete with built-in storage and rustic coastal touches leads into a south-west-facing living room with space for dining. Finished in a crisp neutral palette and decorative wood accents, the space offers a warm and comfortable atmosphere. The kitchen is fitted with grey wall and base units, matte black hardware, a tiled splashback, and complementary worktops. Integrated BOSCH appliances include an oven, hob, and angled extractor hood.

Both double bedrooms are light and spacious, with one benefiting from built-in mirrored wardrobes for added convenience. A stylish shower room completes the accommodation, featuring a washbasin built into vanity and a WC.

Externally, the property benefits from unallocated private parking. The property is factored by Trinity Factors, at the current cost of £73 per month.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob, extractor fan, free-standing washing machine, fridge and freezer will be included in the sale (white goods have no warranties). The radiator covers will also be included.



PROPERTY FEATURES

- Two-bedroom first floor flat
- Bright south-west-facing living and dining room
- Kitchen with integrated BOSCH oven and hob
- Two double bedrooms
- Shower room
- Double glazing
- Gas central heating
- Residents' parking
- EPC - B
- Council tax band - C
- Tenure - Freehold
- Monthly factor fee - £73.00

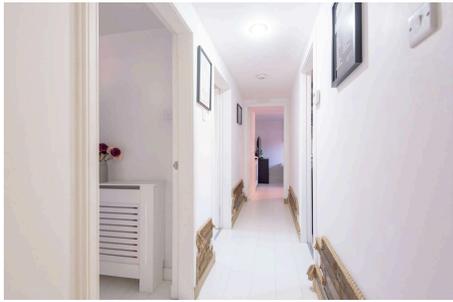
DUNBAR

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.

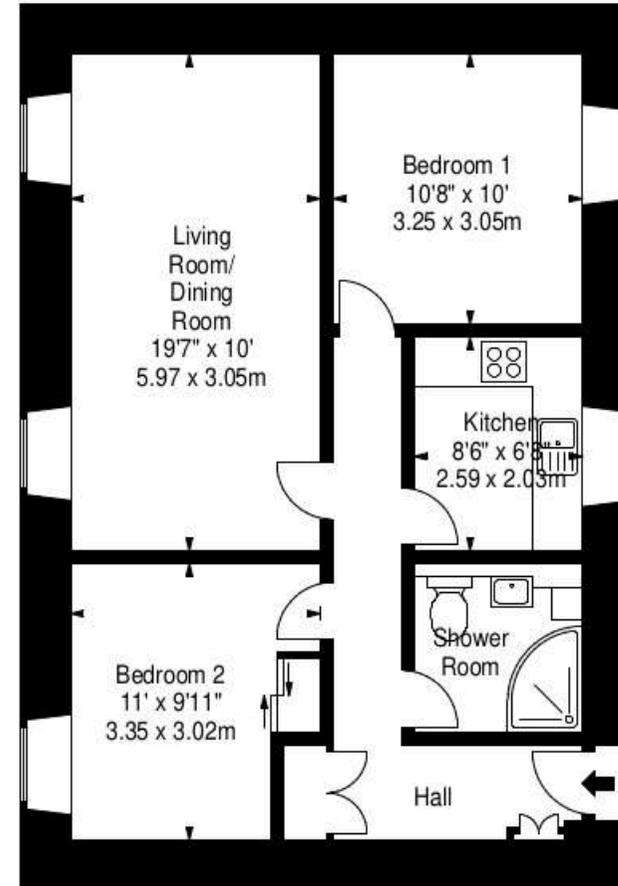
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh and there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



**Galleon Court,
Lamar Street,
Dunbar, EH42 1GX**



Approx. Gross Internal Area
641 Sq Ft - 59.55 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

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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.

