



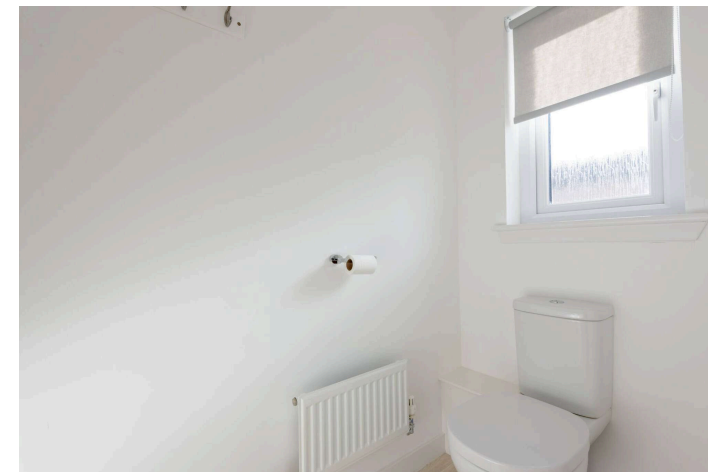
6 Crowbill Road

DUNBAR, EH42 1YT

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)





## PROPERTY DESCRIPTION

Situated in a well-established residential area in Dunbar, this well-presented three-bedroom home will appeal to an array of buyers. Entering the bright and welcoming hallway, you are greeted to the right by the spacious and light-filled sitting room. A versatile space with a neutral colour palette, and faux fireplace creates a relaxing atmosphere. From here the space flows through to the open plan modern kitchen and dining room. The kitchen features wood-effect floors, white cabinetry, and an integrated electric oven, gas hob and extractor fan. The dining area has direct access to the rear garden. A convenient WC completes the ground floor.

Upstairs, a principal bedroom with built-in wardrobes and an en-suite shower room, two further bedrooms, and a three-piece suite family bathroom.

Externally, there is a fenced garden to the front of the property, and to the rear a garden featuring paving, chips, and decking, creating a low maintenance space great for relaxing and entertaining. The property benefits from allocated parking.

The local area is factored by Hacking and Paterson, at a quarterly charge of around £30.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, gas hob, extractor fan, and washing machine will be included in the sale.



## PROPERTY FEATURES

- ❑ Three bedroom, end of terrace home
- ❑ Bright and spacious sitting room
- ❑ Modern kitchen/open plan dining area
- ❑ Kitchen with rear garden access
- ❑ Three bedrooms, with with en-suite shower room
- ❑ Family bathroom
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Allocated parking
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Quarterly Service Charge - Approx. £30

## 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.





**Crowbill Road,  
Dunbar,  
East Lothian, EH42 1YT**



Approx. Gross Internal Area  
812 Sq Ft - 75.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



## PARIS STEELE

Thinking of selling your existing property?

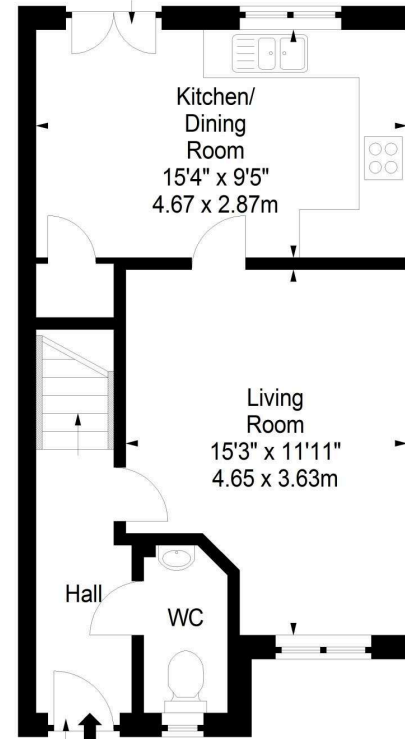
Our experienced and locally based property and legal teams are here to help

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- ❑ Clear and practical advice

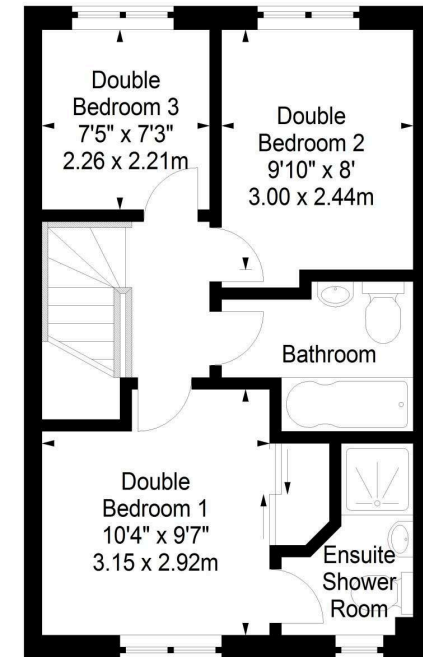
Let's Talk

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[property@parissteele.com](mailto:property@parissteele.com)



Ground Floor



First Floor

### 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](http://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](mailto: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.

**PARIS STEELE** Property

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