



7 Victoria Street

DUNBAR, EH42 1ET

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying the ground floor of a mid-terrace 19th-century building close to Dunbar's high street and train station, this deceptively spacious and comfortable two-bedroom home is sure to attract a broad range of buyers.

Well-presented throughout, the property opens to an elegantly styled hallway featuring chic parquet flooring, setting a warm and welcoming tone. The inviting sitting room lies to the front, illuminated by twin windows and enhanced by plush carpeting and a calming colour scheme. A gas-flame fireplace set within an attractive mantle creates a cosy focal point, while an original built-in press provides practical additional storage.

Across the hallway, the modern kitchen is compact yet thoughtfully designed, offering cream wall and floor units,

quartz-effect worktops, and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood.

Both south-east-facing double bedrooms are generously proportioned and filled with natural light. They share access to a sleek, modern shower room fitted with a chrome towel radiator, washbasin, and WC.

Externally, the property benefits from convenient on-street parking. There is also cellar space which allows for additional storage.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- Two-bedroom ground floor flat
- Light and airy sitting room
- Modern kitchen
- Two south-east facing double bedrooms
- Shower room
- Gas central heating
- Double and single glazing
- On-street parking
- Central location
- Cellar space for storage
- EPC - D
- Council tax band - A
- 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.

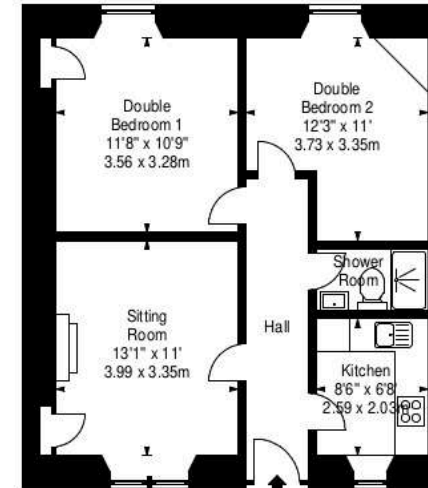
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh. Dunbar Train Station provides swift links to Edinburgh and there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



Victoria Street,
Dunbar,
East Lothian, EH42 1ET



Approx. Gross Internal Area
598 Sq Ft - 55.55 Sq M
For identification only. Not to scale.
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Ground Floor

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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.
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