



3 The Courtyard

EASTER BROOMHOUSE STEADING, DUNBAR, EH42 1RA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying a peaceful countryside setting just half a mile from Dunbar and boasting captivating coastal views towards the iconic Bass Rock, this charming two-bedroom property presents a rare opportunity.

Beyond the striking red stone exterior, the front door opens into a private entrance vestibule where carpeted stairs ascend to a good-sized first-floor hallway with built-in storage and space suitable for home working. This then ushers you into a light and airy triple aspect sitting room. Featuring an elegant decor of wooden flooring, and a calm colour palette along with built-in shelving, it exudes an ambience of relaxation and comfort.

From here you move into an impressive south-east-facing dining kitchen showcasing white wall and floor units, a tiled splashback, and illuminated black worktops in an L-shaped layout. High-spec integrated appliances include a hob, eye-level grill, oven, and extractor hood.

Continuing along the hallway, and the east-facing principal double bedroom with its VELUX window, carpeting, built-in wardrobes, and soft wall finishes is restful and inviting. A second double bedroom is equally appealing and both share access to a contemporary bathroom, complete with a shower enclosure, bath, WC, and washbasin.



Externally, an expansive shared garden offers plenty of space to enjoy the peaceful rural surroundings and outdoor living. There is an allocated parking space, and ample visitor parking available.

Additional information: Quarterly payment to private residents' association (14 properties) currently £250 to cover communal costs.

FIXTURES & FITTINGS

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

Free-standing appliances and furniture may be available by separate negotiation.





PROPERTY FEATURES

- Two-bedroom steading property
- Triple aspect sitting room
- Modern & spacious south-east-facing dining kitchen
- Two east-facing double bedrooms
- Sleek family bathroom
- Shared garden
- Residents' parking
- Double glazing
- Electric heating
- EPC - D
- Council tax band - C
- Tenure - Freehold
- Residents Association - £250 per quarter

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, cafès, 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.

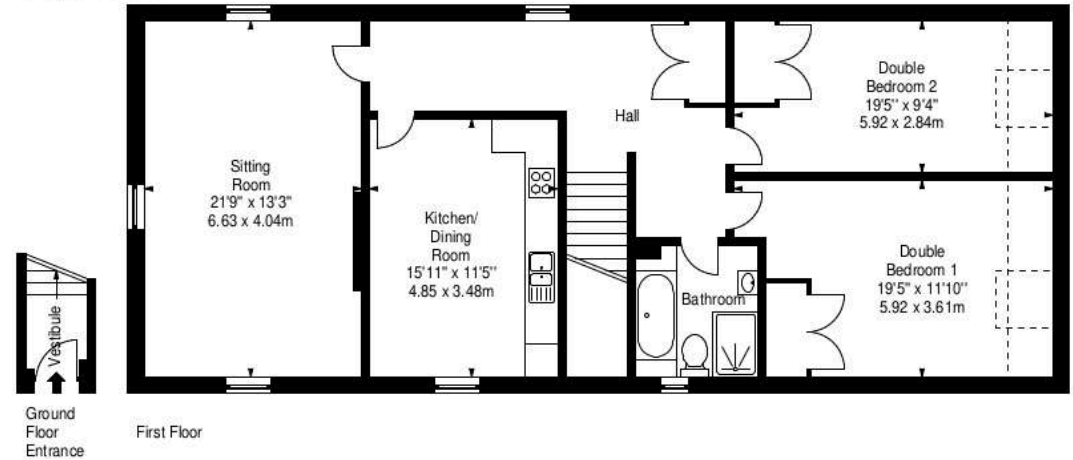




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Approx. Gross Internal Area
1232 Sq Ft - 114.45 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

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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