



Bottom Flat, 57 High Street

DUNBAR, EH42 1EW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in a sought-after position in the heart of Dunbar, this is a bright and well-presented one-bedroom apartment. From the tastefully decorated and carpeted first-floor hallway you move into a spacious and light-filled south-west-facing sitting room with twin windows overlooking the high street. Decorated with plush carpeting, a statement accent wall and a built-in press it exudes a stylish yet comfortable ambience. The small yet well-designed modern kitchen with a bespoke window seat features oak-effect wall and floor cabinetry with smooth grey worktops and a metro-tiled splashback. Integrated appliances include a hob and oven.

From here, the bright double bedroom boasts North Sea views alongside an electric stove housed in an original hearth, working shutters, carpeting and an appealing

decor. A sleek shower room with a towel radiator, WC and washbasin built into vanity completes the layout. The sitting room and kitchen boast views as far as Traprain Law, and enjoy terrific evening light and sunsets. The bedroom enjoys delightful sunrise views.

The property also benefits from two private storage cupboards within the stairwell - the bottom being large enough to store bicycles, and the other for any additional storage needs. Externally, there is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven, hob, extractor fan, fridge-freezer, washing machine, and Kallax storage units in the lounge and bathroom will be included in the sale. Some furniture may be available by negotiation.



PROPERTY FEATURES

- One-bedroom traditional flat
- South-west-facing sitting room
- Versatile kitchen
- Light-filled double bedroom
- Spacious shower room
- On-street parking
- Double glazing
- Electric heating
- EPC - E
- Council tax band - A
- Tenure - Freehold

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

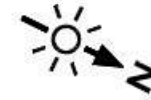
The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

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.

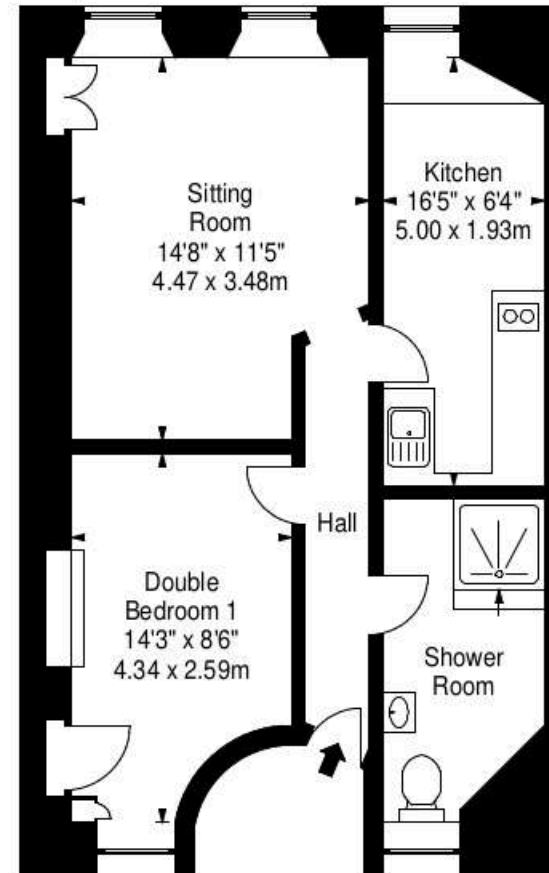
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



High Street,
Dunbar,
East Lothian, EH42 1EW



Approx. Gross Internal Area
523 Sq Ft - 48.59 Sq M
For identification only. Not to scale.
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First Floor

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PARIS STEELE Property

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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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