



**36 Dunbar Road**  
NORTH BERWICK, EH39 4DG

Property  
**PARIS STEELE**

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



## PROPERTY DESCRIPTION

This traditional stone fronted lower villa with private gardens enjoys a convenient location with attractive views to both front and rear.

The property's layout comprises entrance vestibule with door through to the reception hall which gives access to the majority of rooms and has large storage cupboard off. Lounge with twin front facing windows feature fireplace and views over open parkland. A bright stylish kitchen displays modern units with integrated appliances, door to sunroom and window to the rear enjoying an attractive outlook.

The sunroom overlooks and leads out onto the rear garden with views towards North Berwick Law.

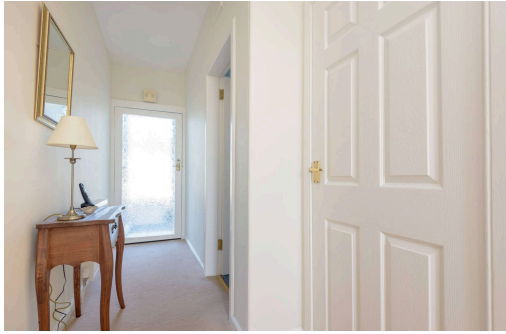
Both bedrooms are good sized doubles set to the front and rear. Finally, the shower room displays a three-piece suite with window to the rear. The property's specification includes modern gas central heating and double glazing.

Externally the property has private enclosed gardens to both the front and rear with the rear enjoying a superb outlook towards North Berwick Law.

## FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated electric hob, oven, free-standing fridge-freezer and washing will be included in the sale. The shed in the garden will also be included.





## PROPERTY FEATURES

- Traditional stone fronted two-bedroom lower villa
- Lounge with twin front facing windows
- Bright stylish kitchen with door to sunroom
- Sunroom overlooking and leading out to rear garden
- Two double bedrooms
- Shower room
- Enclosed gardens with open views
- Double glazing
- Gas central heating
- On-street parking
- EPC - C
- Council tax band - B
- Tenure - Freehold

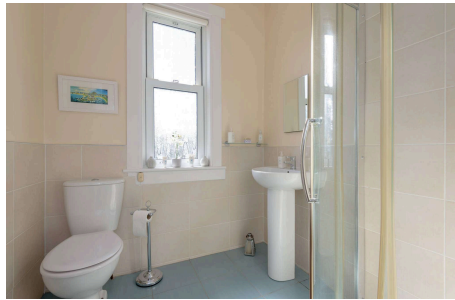
## NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, North Berwick is a picturesque and highly sought after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafès including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

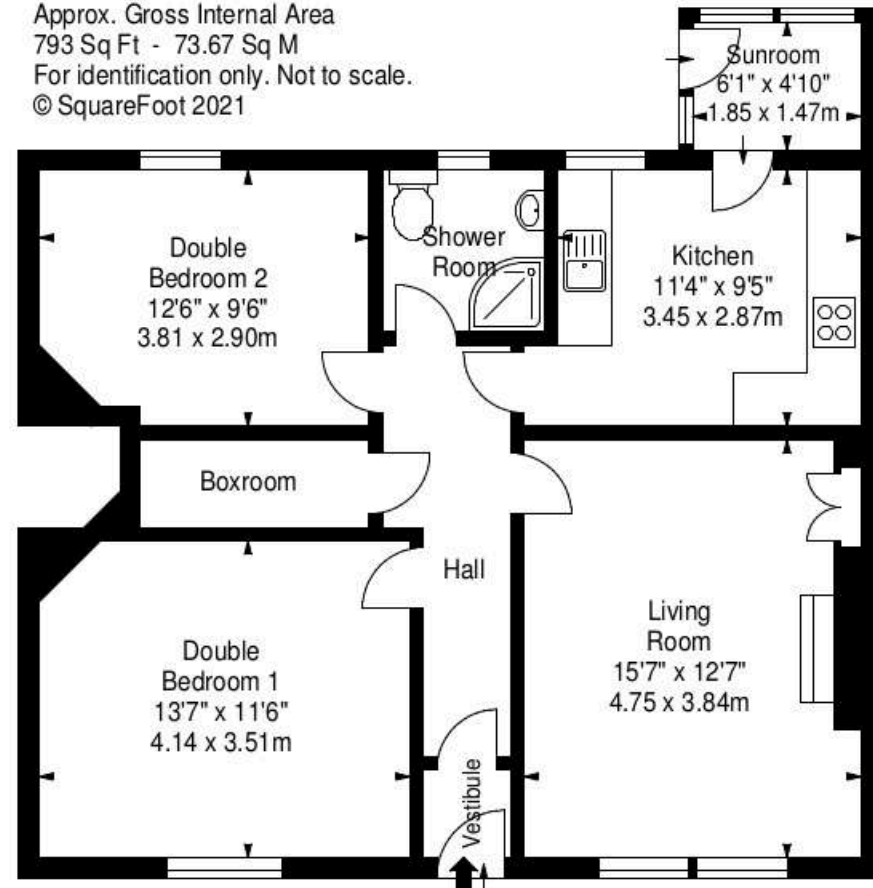
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Dunbar Road,  
North Berwick,  
East Lothian, EH39 4DG**



Approx. Gross Internal Area  
793 Sq Ft - 73.67 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



Ground Floor

**PARIS STEELE**

Thinking of selling your existing property?

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

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk  
01620 497 497  
property@parissteele.com



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.

