

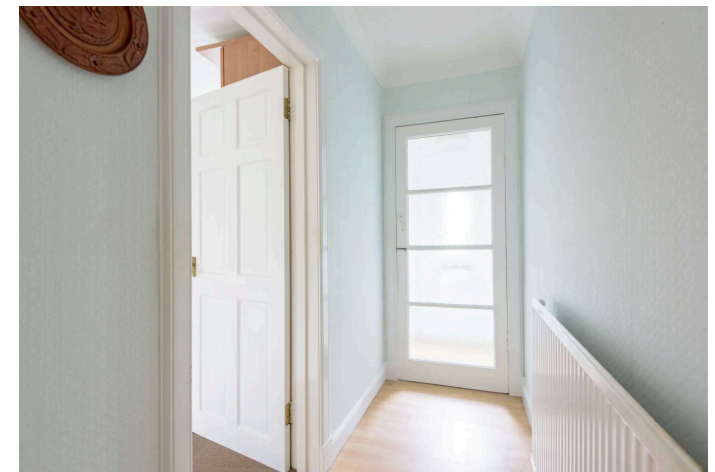


3 Forth View

WEST BARNES, EH42 1TZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Within walking distance of West Barns Primary School, local amenities and open green space, this well-presented two-bedroom semi-detached bungalow is sure to appeal to a wide variety of buyers.

From the driveway and gated low-maintenance garden, the front door opens into a vestibule and then a light and airy hallway. To your left, an inviting sitting room is flooded with natural light through a large picture window overlooking the front garden. Exuding a warm and comfortable ambience, it is finished with plush carpeting, a gas-flame fireplace and a warm, neutral colour palette.

The generously proportioned and bright south-facing breakfasting kitchen features wood-effect wall and floor units, a tiled splashback, and quartz-effect worktops and includes a cooker, and fitted extractor hood. From here, you move into a south-facing conservatory with direct garden access, creating an ideal space for relaxing with friends and family. Further enhancing the impressive living and reception space is an elegant, carpeted dining room that could make an additional bedroom or home office depending on individual needs.



Both double bedrooms are well-proportioned and thoughtfully presented with built-in wardrobes. Completing the accommodation is a sleek contemporary shower room.

To the rear, the south-facing garden combines a mature lawn with decorative stones, paved areas and established fruit trees, creating an attractive outdoor space. The driveway provides excellent off-street parking.

FIXTURES & FITTINGS



All fitted floor coverings, light fixtures, curtains and blinds, cooker, under counter fridge, counter top freezer, dishwasher, washing machine, and tumble dryer will be included in the sale. The wardrobes in the main bedroom will be included if required.



PROPERTY FEATURES

- ❑ Two-bedroom semi-detached bungalow
- ❑ Spacious and bright sitting room
- ❑ South-facing breakfasting kitchen
- ❑ South-facing conservatory
- ❑ Versatile dining room
- ❑ Two double bedrooms
- ❑ Shower room
- ❑ Front and rear gardens
- ❑ Driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold

WEST BARNES

West Barnes is a small East Lothian village lying two miles west of Dunbar. There is a village hall, primary school, and a local convenience store whilst residents enjoy a range of amenities in the historic coastal town of Dunbar.

Dunbar's 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 West Barnes Primary School and 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.

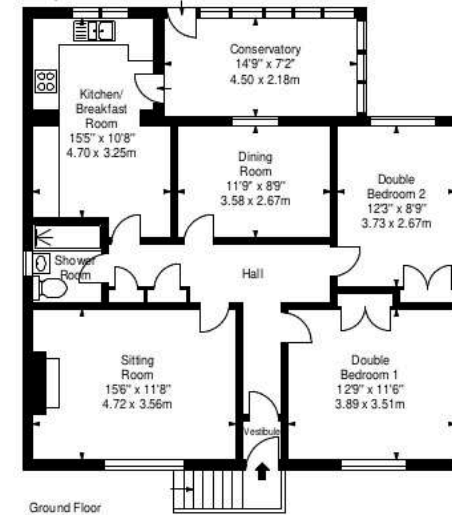




Forth View,
West Barns,
Dunbar,
East Lothian, EH42 1TZ



Approx. Gross Internal Area
1027 Sq Ft - 95.41 Sq M
For identification only. Not to scale.
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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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