



# 9 Beachmont Place

DUNBAR, EH42 1YD

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Situated in a peaceful cul-de-sac within easy reach of Dunbar High Street, the golf course, and the train station, this appealing two-bedroom bungalow offers an ideal home for downsizers, couples, and first-time buyers. Surrounded by a charming private garden, the property combines comfortable living space with a highly convenient location.

Tastefully finished with soft carpeting and a feature fireplace, this inviting room forms the heart of the home. The adjoining south-west-facing kitchen is well equipped with wood-effect cabinetry, quartz-effect worktops, and integrated appliances including a hob, oven, and extractor hood.

There are two generous and light-filled double bedrooms, one enjoying direct access to a delightful decked seating area. A contemporary tiled shower room with WC and washbasin completes the accommodation.

A bright and welcoming conservatory overlooking the garden provides an attractive entrance to the home. To the right, the spacious sitting and dining room is flooded with natural light from a large south-west-facing picture window.



Outside, the garden offers a wonderful setting for relaxing and entertaining, featuring two decked areas leading onto decorative paving and stone sections.

Mature planting enhances privacy and tranquillity, creating a peaceful outdoor retreat. A private driveway provides convenient off-street parking.



## FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated oven, hob, extractor hood and free-standing washing machine, dishwasher, fridge and freezer will be included in the sale.



## PROPERTY FEATURES

- Two-bedroom bungalow
- South-west-facing sitting and dining room
- Modern south-west-facing kitchen
- Conservatory
- Two double bedrooms
- Contemporary tiled shower room
- Enclosed rear garden
- Driveway
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - D
- 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.





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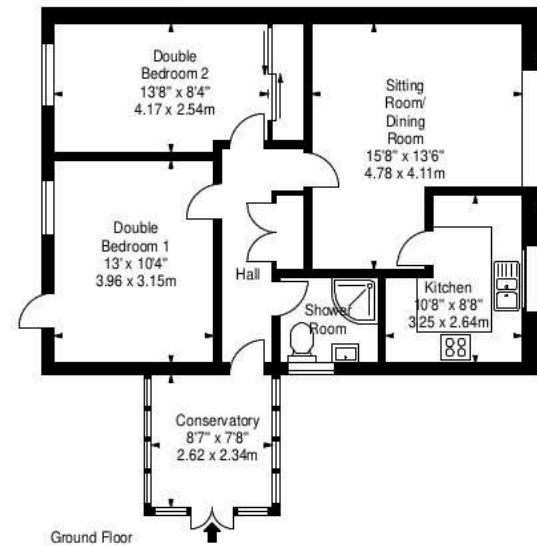
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Property  
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Dunbar,  
East Lothian, EH42 1YD



Approx. Gross Internal Area  
724 Sq Ft - 67.26 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](http://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](mailto: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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