

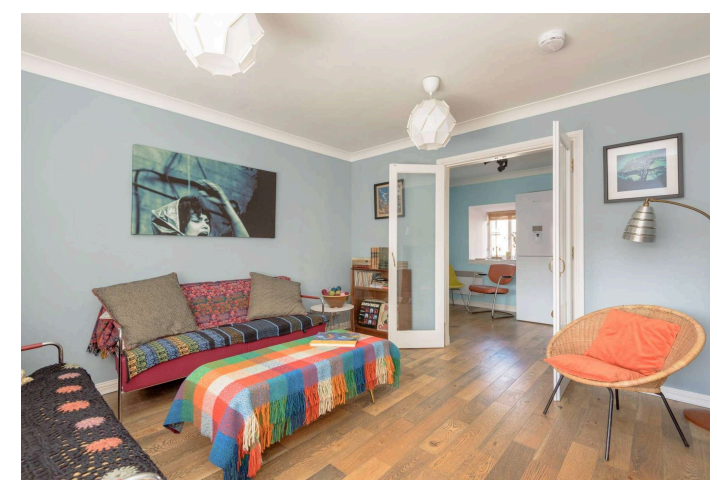


2 Cromwell Haven, Lamer Street

DUNBAR, EH42 1GU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

The landmark Cromwell Haven, lying steps from Dunbar's scenic harbour and within easy reach of the high street and train station, this two-bedroom double upper apartment in an iconic block, offers a wonderful coastal lifestyle.

From the eye-catching facade, external steps lead you to a private first-floor entrance and hallway. Straight ahead, a light-filled east-facing sitting room adorned with handsome wooden flooring offers a charming place in which to relax and entertain. French doors then open into a spacious and bright dining kitchen boasting cream shaker style wall and floor units, smooth worktops and a tiled mosaic splashback.

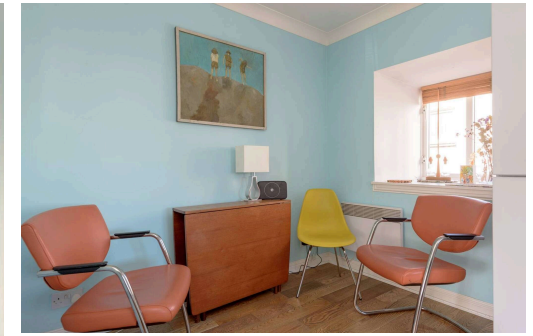
Appliances include an integrated extractor hood, hob, oven and freestanding fridge freezer and washing machine.

Ascending to the second floor, each of the two bedrooms are well-presented and comfortable, benefitting from an east and west-facing aspect respectively. The third room makes for a great home study, currently utilised as a further bedroom. They share access to a sleek modern shower room with a hidden cistern WC and washbasin built into vanity.

The property is further enhanced by a floored attic. Externally there is an allocated parking space.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- Two-bedroom double upper apartment
- Bright east-facing sitting room
- Modern dining kitchen
- Two double bedrooms
- Study/small bedroom
- Allocated parking space
- Double glazing
- Electric heating
- EPC - D
- Council tax band - C
- Tenure - Freehold
- B-listed building
- Conservation area

DUNBAR

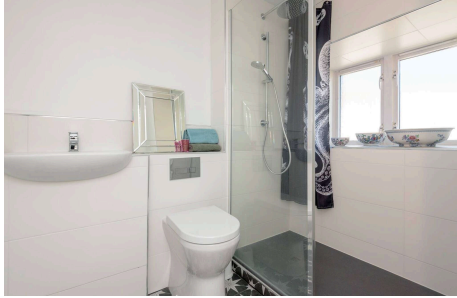
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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.



**Cromwell Haven,
Lamer Street,
Dunbar,
East Lothian, EH42 1GU**



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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Thinking of selling your existing property?

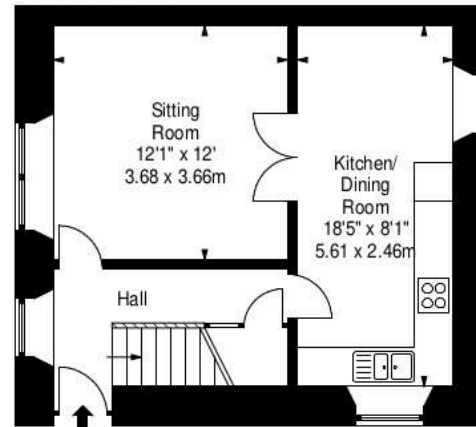
Our experienced and locally based property and legal teams are here to help

- 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

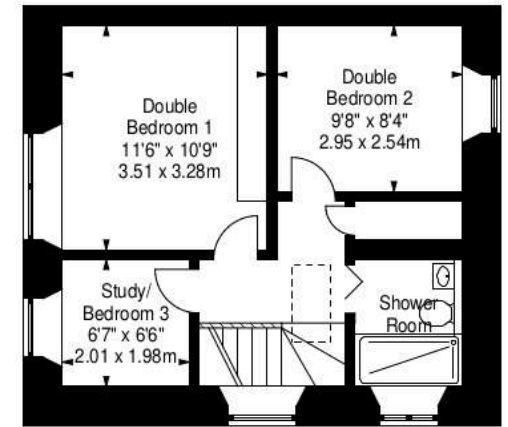
Let's Talk

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First Floor



Second Floor

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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