



136A High Street

DUNBAR, EH42 1JJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Deceptively spacious, bright, and well-presented, this one-bedroom apartment in the heart of Dunbar's High Street will appeal to first-time buyers, professionals or investors.

Lying on the first floor of a Category C-listed building, the front door opens into a carpeted hallway. Straight ahead, a generously proportioned and light-filled sitting room allows for a versatile furniture layout and with a statement accent wall, carpeting, and an electric flame fireplace, it is a welcoming and warm space.

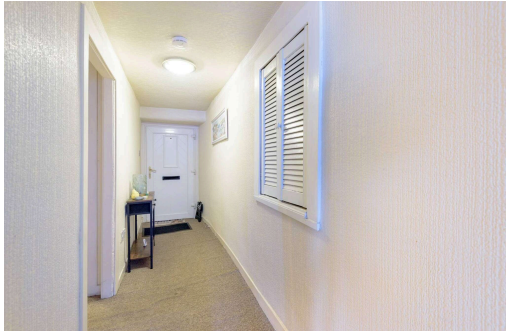
Lying off the sitting room is a useful box room that could make a peaceful home office.

From here a compact yet cosy double bedroom awaits. Returning to the hallway, and a sizeable modern kitchen showcases wood-effect wall and floor units, smooth black worktops and a monochrome splashback. Integrated appliances include a gas hob, oven, and extractor hood. A well-appointed shower room completes the layout.

Externally there is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated oven, hob and extractor hood will be included in the sale. Some free-standing goods and furniture may be available also.



PROPERTY FEATURES

- One-bedroom traditional apartment
- Spacious and bright sitting room
- Box room
- Well-presented modern kitchen
- One double bedroom
- Shower room
- On-street parking
- Double glazing
- Gas central heating
- Conservation area and listed
- EPC - E
- Council tax band - A
- Tenure - Freehold

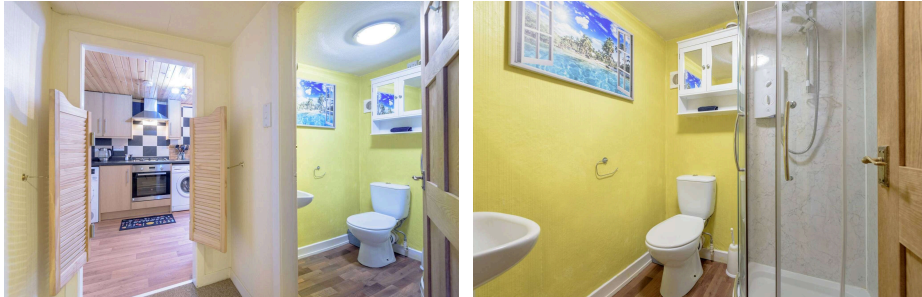
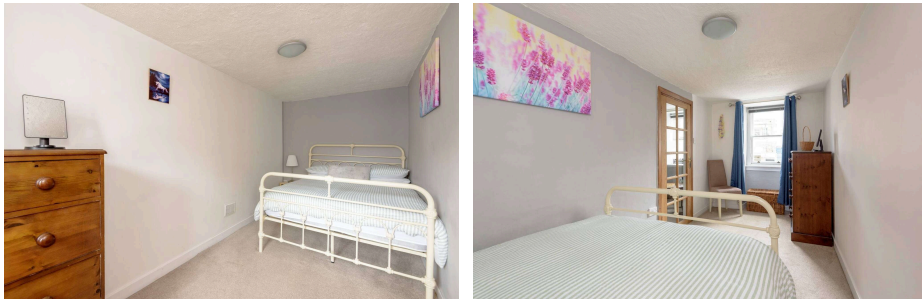
DUNBAR

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, 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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PARIS STEELE Property

High Street,
Dunbar,
East Lothian, EH42 1JJ

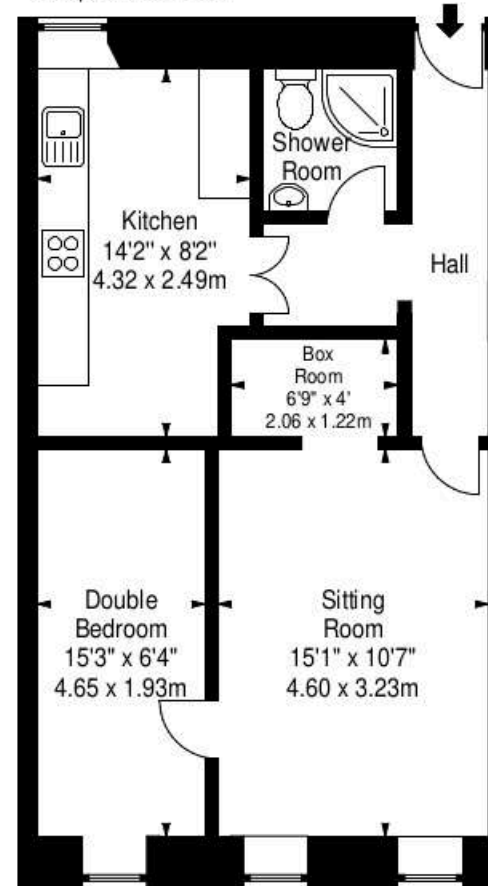


Approx. Gross Internal Area

529 Sq Ft - 49.14 Sq M

For identification only. Not to scale.

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First Floor

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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