





Welcome

Situated in the heart of Dunbar's historic and vibrant town centre, this bright and spacious one-bedroom first-floor flat enjoys a highly desirable position on the High Street, with an excellent range of local amenities, cafés, shops, and transport links all within easy walking distance. The accommodation is well-presented throughout and offers generous living space, making it an ideal home for the first time buyer, those looking to downsize or an investment opportunity. An early viewing is recommended.

- Reception hallway with excellent storage
- Front facing living room
- Kitchen equipped with white goods included
- Double bedroom with walk in study/storage
- Recently installed wet room featuring a Japanese Style toilet
- Gas central heating
- Double glazing
- Secure entry system
- Parking available





Dunbar

Dunbar is a charming coastal town in East Lothian, Scotland, renowned for its stunning seaside scenery, rich history, and welcoming community. Situated on the North Sea coast, approximately 30 miles east of Edinburgh, Dunbar offers an attractive blend of traditional character and modern amenities. Residents and visitors enjoy beautiful beaches, a picturesque harbour, excellent outdoor recreation opportunities, and easy access to surrounding countryside. With strong transport links, quality schools, and a thriving local high street, Dunbar provides an exceptional quality of life in one of Scotland's most desirable coastal locations.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances, washer/dryer, fridge and the bedroom wardrobe. No warranty applies to any integrated appliances, white goods or moveable items included in the sale. Other furniture items may be available by negotiation and are subject to offer.

Get in touch

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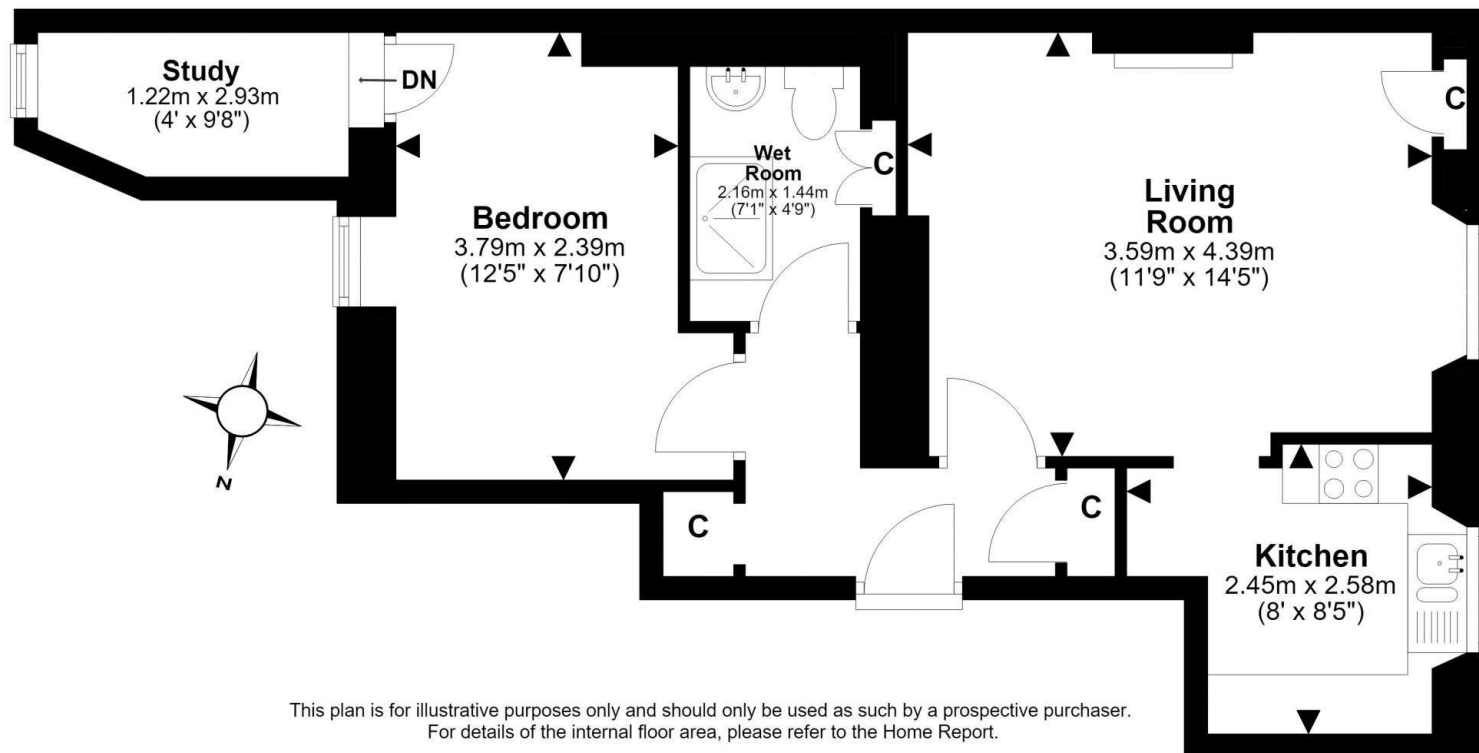
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.