

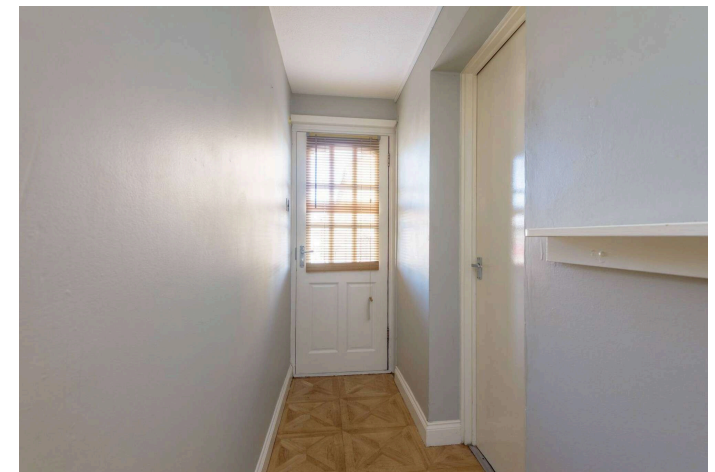


8 Brunt Grove

DUNBAR, EH42 1YG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Boasting a tasteful decor, plentiful natural light and an enclosed south-west-facing rear garden, this one-bedroom lower villa close to Dunbar's train station and within easy reach of the high street and golf club, will appeal to first-time buyers, couples and investors. From the welcoming hallway finished with geometric parquet flooring and equipped with built-in storage, you move into a light-filled sitting room with twin floor to ceiling windows providing front-facing views. With a statement accent wall and handsome wooden flooring it is a relaxed and comfortable space in which to entertain and unwind.

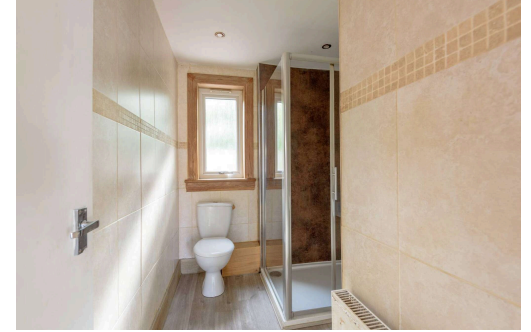
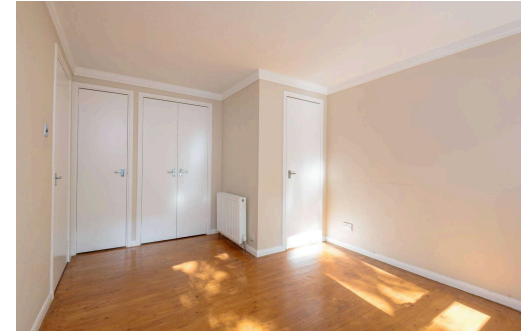
Conveniently adjoining and entered through glazed French doors, the appealing south-west-facing kitchen showcases gloss grey wall and floor units, smooth white worktops and integrated BEKO appliances including a grill, oven, and gas hob.

Overlooking the south-west-facing rear garden, the bright and peaceful twin windowed double bedroom features built-in wardrobes and a tasteful interior design. Completing the layout is a well-appointed shower room.

Externally the low-maintenance rear garden is laid to paving whilst at the front there is an attractive area of decorative stones. There is on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds. integrated oven, grill, gas hob, and free-standing fridge-freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ One-bedroom lower villa
- ❑ Bright and spacious sitting room
- ❑ Modern south-west-facing kitchen
- ❑ Double bedroom
- ❑ Shower room
- ❑ South-west-facing rear paved garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ 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, caf  s, 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. Foxlake Adventures is a 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.

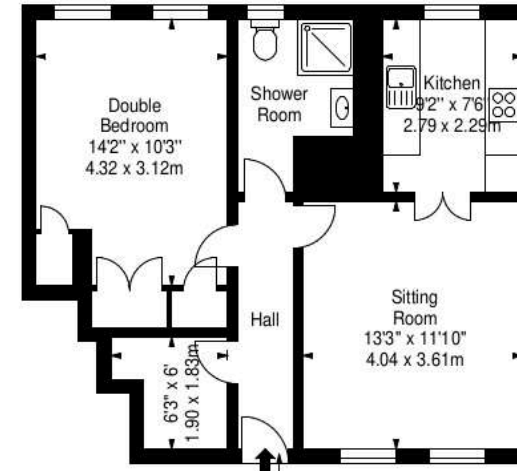
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Brunt Grove,
Dunbar,
East Lothian, EH42 1YG**



Approx. Gross Internal Area
559 Sq Ft - 51.93 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

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PARIS STEELE Property

Please Note:

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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.
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