



**35 Dempster Place**

DUNBAR, EH42 1ZR

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

Characterised by an immaculate interior design, a spacious layout, and high-quality fixtures and finishes throughout, this exceptional four-bedroom detached family home offers the very best in modern living. With enclosed rear gardens and off-street parking, it presents a superb opportunity for families looking to settle in sought-after Dunbar.

Set behind a low-maintenance front garden and driveway leading to an integral garage, the property opens into a bright and welcoming hallway. Finished with attractive Amtico flooring and a crisp neutral palette, it creates an immediate sense of style and space. To the right, a light-filled south-east-facing lounge overlooks the front garden and continues the interior design of the hallway, providing a comfortable and relaxing setting for friends and family. From the lounge, elegant French doors open into a stylish

dining room that leads seamlessly into the kitchen and an impressive garden room, creating a wonderful layout ideal for day-to-day living and entertaining.

Opening into the garden, the garden room with its floor to ceiling window enjoys an abundance of natural light and with its wood-burning stove exudes a refined serene ambience. Generously proportioned and contemporary in design, the kitchen overlooking the rear garden boasts cream wall and floor units, wood-effect worktops and high-spec integrated SIEMENS appliances that include a gas hob, extractor hood, eye-level microwave and oven.

A hallway utility provides excellent additional storage and a guest WC completes this level.



Ascending to the first floor and the south-east-facing principal is an enviable retreat adorned with plush carpeting, bespoke built-in wardrobes and a well-appointed en-suite shower room with hidden cistern WC and washbasin built into vanity. The three additional double bedrooms are equally inviting with two sharing access to a second en-suite shower room making it ideal for family or visiting guests. A family bathroom rounds off the upstairs layout and mirrors the high-quality finishes of the en-suites.

Externally the rear garden has been carefully considered and features quality paving, a neat lawn and borders. Parking is provided for by the driveway and integral garage.

Additional Information: The estate is factored by Ross and Liddell. Fees Approx. £108 per annum.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, eye-level microwave, hob, extractor fan, fridge-freezer will be included in the sale. Some furniture may be available by agreement.

*The large wall unit and overhead light in the dining room will be removed.*



## PROPERTY FEATURES

- Four-bedroom detached home
- Bright and spacious south-east-facing lounge
- Stylish dining room
- Garden room with wood-burning stove
- Contemporary kitchen and utility
- Four double bedrooms, three with en-suite access
- WC and family bathroom
- Front and rear gardens
- Driveway and integral garage
- Double glazing / Gas central heating
- EPC - B
- Council tax band - G
- Tenure - Freehold
- Annual Service Charge - Approx £108

## 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, cafès, 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.





## PARIS STEELE

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

01620 497 497

[property@parissteele.com](mailto:property@parissteele.com)

**PARIS STEELE** Property

Dempster Place,  
Dunbar,  
East Lothian, EH42 1ZR



Approx. Gross Internal Area  
1915 Sq Ft - 177.90 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2026



**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.

espc rightmove