



# 31 Dempster Place

DUNBAR, EH42 1ZR

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Presented in immaculate, move-in condition, this stylish three-bedroom semi-detached home is set within a popular residential development in Dunbar.

A welcoming entrance hallway, finished in muted tones, leads into a bright and generously proportioned sitting room. Carpeted and enhanced by a striking accent wall and a cosy living flame stove, the space offers a warm yet elegant ambience, while front-facing windows flood the room with natural light.

From here, the carefully considered accommodation flows seamlessly into an impressive dining kitchen, with doors opening directly onto the south-east-

Sleek and contemporary in design, the kitchen features gloss white wall and floor units, illuminated worktops, and high-specification integrated SIEMENS appliances, including a gas hob, extractor hood, eye-level grill, and oven. A useful built-in cupboard provides additional storage, and a conveniently located WC completes the ground floor.



The first floor hosts three well-proportioned and versatile bedrooms. The bright principal bedroom enjoys a desirable south-east-facing aspect and benefits from built-in wardrobes and a stylish en-suite shower room. A modern family bathroom completes the accommodation, fitted with a hidden-cistern WC, washbasin, and a bath with a wall-mounted shower.

Externally, the enclosed rear garden is a peaceful retreat, enjoying a sunny south-east-facing aspect. Mainly laid to lawn with attractive borders and sandstone paving, it provides an ideal space for children, family life, and pets. To the front, a shared driveway offers off-street parking

The property is factored by Ross and Liddell. Communal grounds maintenance, green space inspections and maintenance, and property owners liability. Approx. £96 per annum.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated eye-level oven, microwave, gas hob and extractor fan, dishwasher, washing machine and fridge-freezer will be included in the sale. The decorative free-standing fireplace in the livingroom may be included by negotiation.







## PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Bright and spacious sitting room
- ❑ South-east-facing dining kitchen
- ❑ Three double bedrooms, one with en-suite
- ❑ WC and family bathroom
- ❑ South-east-facing rear garden
- ❑ Driveway
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - B
- ❑ Council tax band - E
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £

## DUNBAR

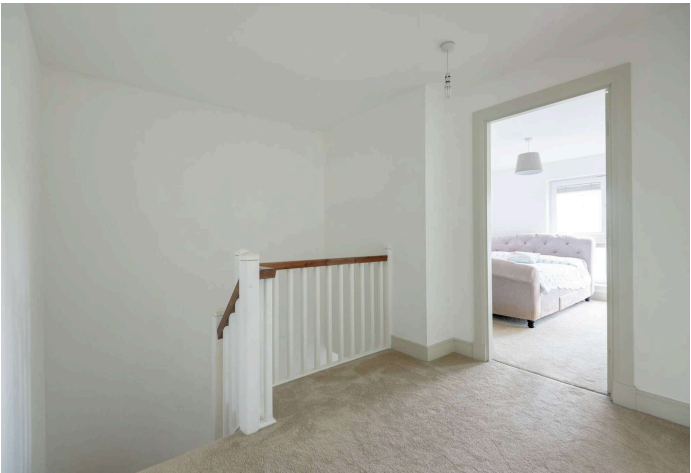
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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.



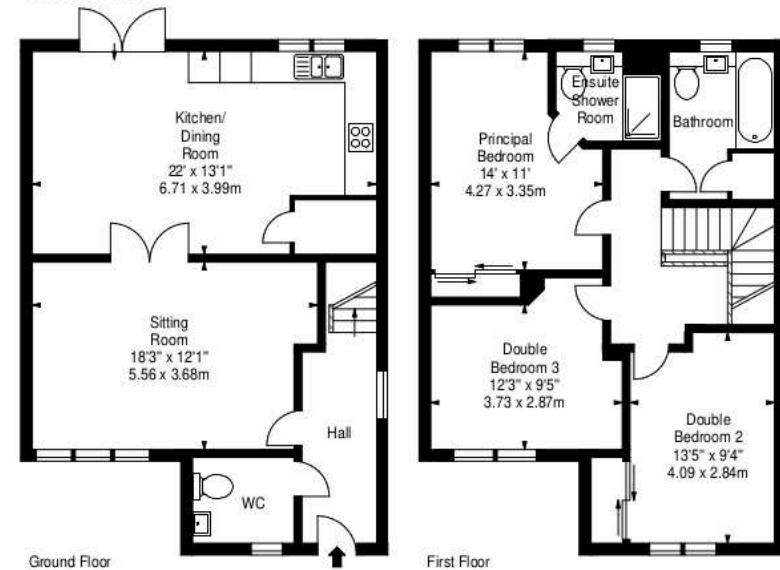




Dempster Place,  
Dunbar,  
East Lothian, EH42 1ZR



Approx. Gross Internal Area  
1263 Sq Ft - 117.33 Sq M  
For identification only. Not to scale.  
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**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](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.

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