

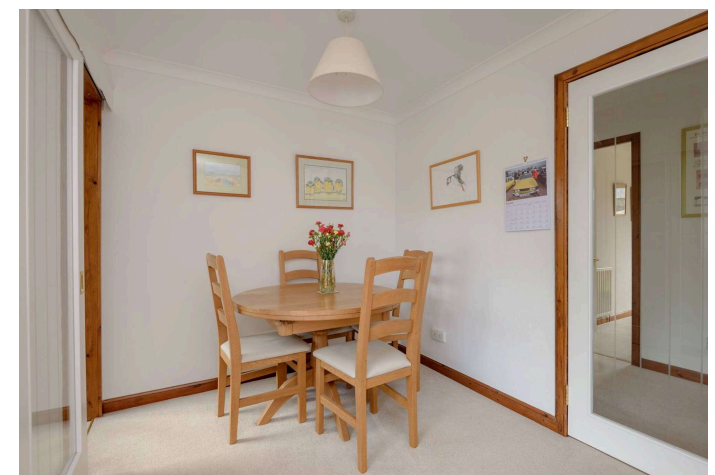


20 Queen's Place

DUNBAR, EH42 1YA

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Well-presented, bright and comfortable with an enclosed rear garden and driveway, this two-bedroom bungalow within easy reach of Dunbar Golf Club, the High Street and the train station, offers a peaceful lifestyle.

Each of the two carpeted double bedrooms offers a comfortable retreat looking out to the rear garden and sharing access to a stylish shower room.

A neat lawn bordering the driveway leads to the front door and into the hallway. To the right and entered through a glazed door, a spacious sitting and dining room is flooded with natural light thanks to a large south-east-facing picture window. Adorned with carpeting and a neutral colour palette, this inviting space is ideal for day-to-day living and relaxation. Conveniently adjoining, the south-east-facing kitchen features handleless wall and floor units with complementary worktops with free-standing and integrated appliances including an oven, hob, and extractor hood.

The delightful rear garden boasts a neat lawn and paving, with two useful sheds to offer useful storage. Parking is provided for by the driveway.

FIXTURES & FITTINGS

All fitted floor coverings, free-standing cooker, fridge-freezer, slimline dishwasher, washing machine, and integrated extractor hood will be included in the sale. All curtains will not be included in the sale. The light shades in the bedrooms, study and hall are also not included.



PROPERTY FEATURES

- Two-bedroom bungalow
- Bright and spacious sitting and dining room
- Sleek kitchen
- Two double bedrooms
- Study
- Stylish shower room
- Front and rear gardens
- Driveway
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - C
- 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.



PARIS STEELE

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Let's Talk

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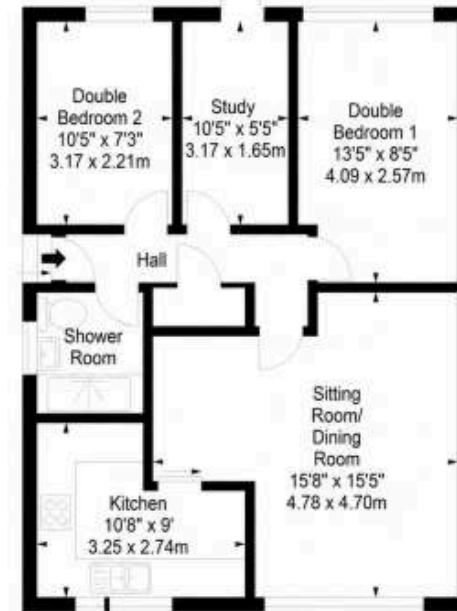
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Dunbar,
East Lothian, EH42 1YA



Approx. Gross Internal Area
642 Sq Ft - 59.64 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground 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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