



33 Fairbairn Way

DUNBAR, EH42 1WQ

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Presented in move-in condition and with a spacious rear garden, this two-bedroom mid-terrace Dunbar property will make a comfortable home for a variety of buyers.

A bright hallway adorned with wood-inspired flooring and a soft colour palette ushers you to a light-filled and tastefully decorated sitting room. Opening to the south-west-facing rear garden it makes a wonderful retreat for day-to-day living and entertaining.

To the front of the home lies a stylish modern kitchen showcasing white gloss wall and floor units with complementary black worktops. High-spec integrated appliances include a gas hob, oven, and extractor hood. A guest WC completes the ground floor. On the first floor, each light and airy double bedroom benefits from built-

in storage and access to a well-appointed bathroom. Externally the south-west-facing rear garden boasts an appealing low-maintenance design. There is an allocated parking space.

Additional Information: The property is factored by Hacking and Patterson for the maintenance of common grounds and playparks at a cost of approximately £50 per quarter.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated gas hob, oven, and extractor hood will be included in the sale. Some furniture may be available.



PROPERTY FEATURES

- Two bedroom mid-terrace home
- Sitting room opening to the rear garden
- Stylish modern kitchen
- Two double bedrooms
- Family bathroom and guest WC
- South-west-facing rear garden
- Allocated parking space
- 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.

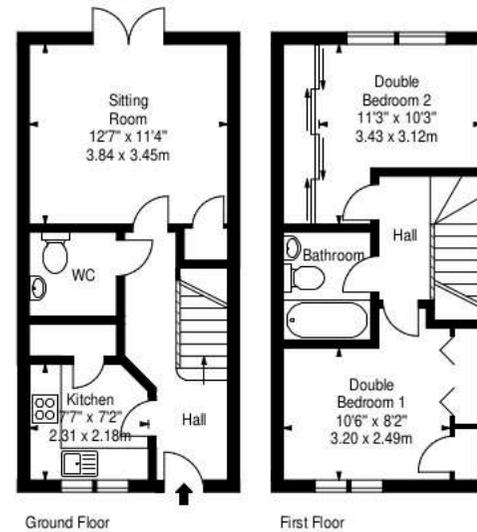
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Fairbairn Way,
Dunbar,
East Lothian, EH42 1WQ



Approx. Gross Internal Area
682 Sq Ft - 63.36 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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

Property
PARIS STEELE

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.

êspc rightmove

zoopla in