



36 Forth View

WEST BARNES, EH42 1TZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Positioned close to West Barns Primary School, amenities, and green spaces, this impressive two-bedroom semi-detached home offers stylish and well-planned accommodation that will appeal to a variety of buyers. A welcoming hallway sets the tone on arrival.

From here, you enter the bright south-east-facing sitting room, which opens directly onto the rear garden. Featuring a continuation of the hallway flooring, a striking accent wall, and built-in shelving, this inviting space is perfect for day-to-day living. Accessible from both the hallway and sitting room, the contemporary breakfasting kitchen enjoys a west-facing aspect and is fitted with gloss, handleless grey base units, smooth grey worktops, and a metro-tiled splashback. Integrated appliances include a wine fridge, hob, oven, extractor hood, and fridge/freezer. A neighbouring utility room provides excellent additional storage and direct access to the garden.

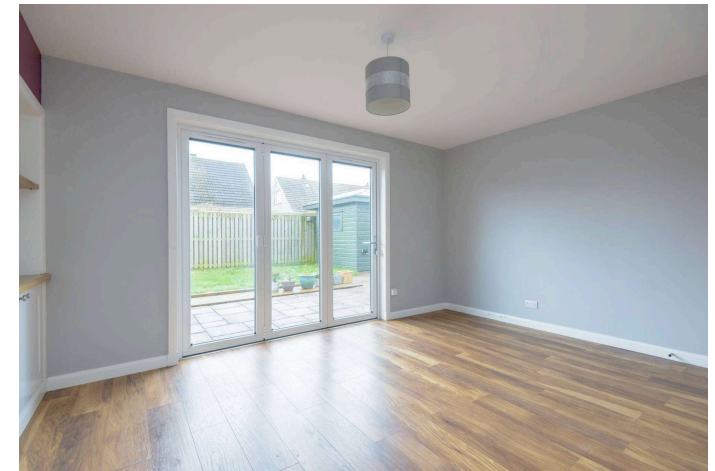
The ground floor is completed by a sleek rainfall shower room, finished with a black quartz-effect backdrop, wall-hung washbasin, WC, and chrome towel radiator.

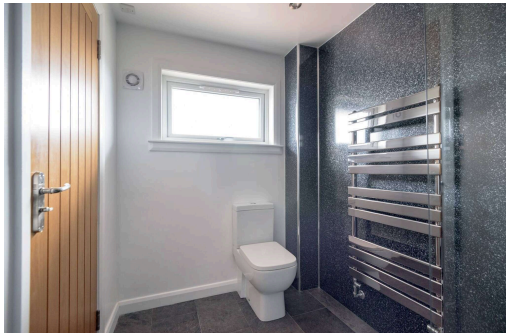
Upstairs, there are two bright and generously sized carpeted double bedrooms, both benefitting from built-in storage.

Externally, a private driveway offers off-street parking, while the south-east-facing rear garden featuring a neat lawn, paved seating area, and shed provides a peaceful outdoor retreat.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven and grill, hob, extractor fan, dishwasher and fridge-freezer will be included in the sale. The garden shed will also be included.





PROPERTY FEATURES

- ❑ Two-bedroom semi-detached home
- ❑ Spacious and bright south-east-facing sitting room
- ❑ West-facing breakfasting kitchen
- ❑ Two double bedrooms
- ❑ Modern shower room with rainfall shower
- ❑ South-east-facing rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Driveway
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold

WEST BARNES

West Barnes is a small East Lothian village lying two miles west of Dunbar. There is a village hall, primary school, and a local convenience store whilst residents enjoy a range of amenities in the historic coastal town of Dunbar.

Dunbar's 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 West Barnes Primary School and 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.



**Forth View,
West Barns,
Dunbar,
East Lothian, EH42 1TZ**



Approx. Gross Internal Area
885 Sq Ft - 82.22 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

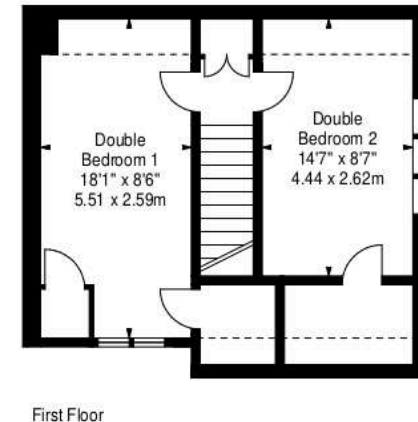
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Please Note:

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.