



10 Crowbill Road

DUNBAR, EH42 1YT

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Presented in immaculate move-in condition, this three-bedroom semi-detached family home in the desirable East Lothian town of Dunbar is a must-see.

Approached by a low-maintenance, south-facing garden bordering the driveway and integral garage, the front door opens into a tastefully decorated hallway. Straight ahead lies a bright and spacious sitting room. Overlooking the rear garden, it is adorned with stylish wooden flooring, a vertical matte radiator, a neutral colour palette, and room for dining.

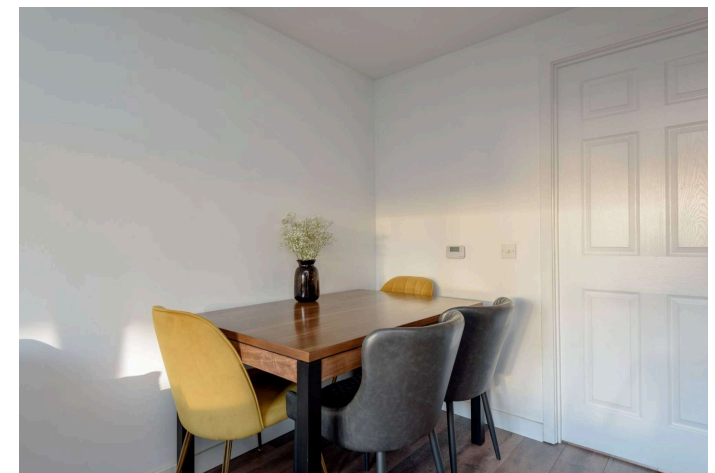
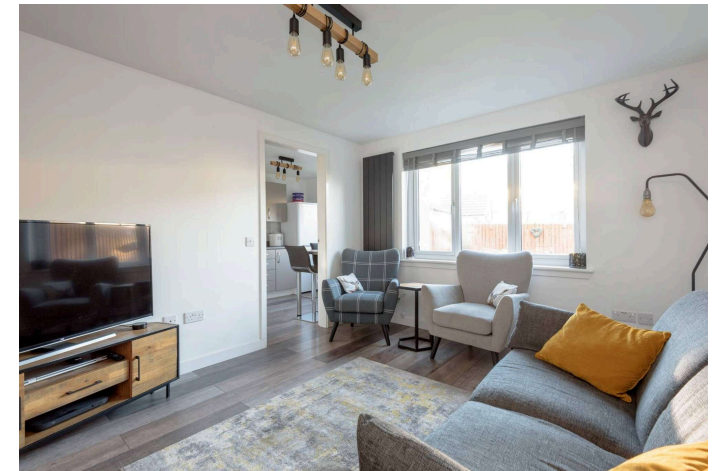
Adjoining this space, the sleek breakfasting kitchen, which opens to the rear garden, showcases grey wall and floor units alongside complementary worktops and a tiled splashback. Integrated appliances include a gas hob, extractor hood, oven, and dishwasher. A guest WC completes the impressive ground-floor layout.

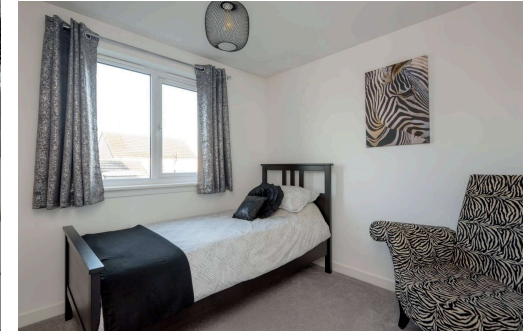
On the first floor, the south-facing principal double bedroom features built-in mirrored wardrobes and a well-appointed en-suite shower room. Two additional double bedrooms and a family bathroom with a WC, washbasin, and bath with a wall-mounted shower round off the internal accommodation.

Externally, the rear garden has been carefully considered and blends a lush lawn with decking, along with dedicated seating and barbecue areas. The property is factored by Hacking and Paterson - £25.00 per quarter for upkeep of local green areas.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob, extractor fan, fridge-freezer, dishwasher and washing machine will all be included in the sale.





## PROPERTY FEATURES

- ❑ Three-bedroom semi-detached home
- ❑ Light-filled and spacious sitting room
- ❑ Modern breakfasting kitchen
- ❑ Three double bedrooms, one with en-suite
- ❑ Family bathroom
- ❑ Enclosed rear garden
- ❑ Driveway and integral garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £100

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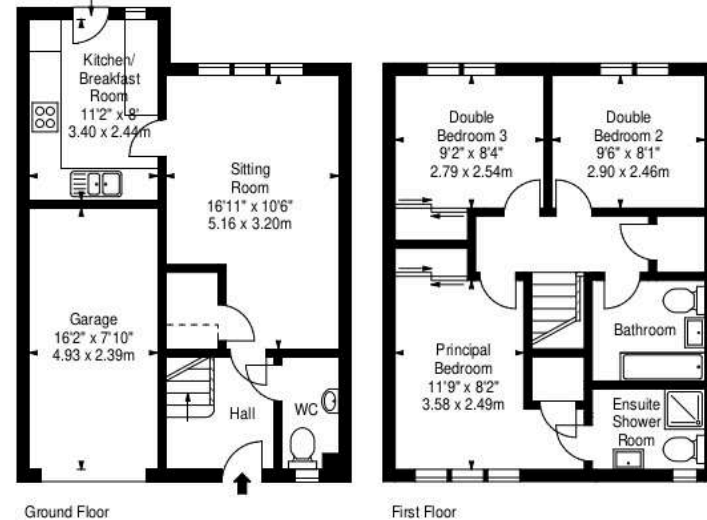
[property@parissteele.com](mailto:property@parissteele.com)

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Dunbar,  
East Lothian, EH42 1YT**



Approx. Gross Internal Area  
972 Sq Ft - 90.30 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.

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