



3 Bellevue Terrace

DUNBAR, EAST LoTHIAN, EH42 1YB

Property
PARIS STEELE

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"This impressive two-bedroom ground-floor home offers buyers a comfortable and convenient lifestyle."



PROPERTY DESCRIPTION

Within easy reach of Dunbar's scenic harbour and coastline, along with the popular golf club, train station, and bustling high street, this impressive two-bedroom ground-floor home offers buyers a comfortable and convenient lifestyle. From a generous front garden featuring low-maintenance paving, decorative stones, and mature shrubbery, the front door opens into a stylish hallway. Directly ahead lies the inviting sitting room bathed in natural light from a large picture window. Adorned with wood-inspired flooring and a tasteful décor it is a warm and comfortable living and reception area. Adjoining is a modern and well-appointed south-west-facing kitchen featuring cream shaker-style wall and floor units with contrasting matte black hardware, grey metro tiled splashback, and black quartz-effect worktops. Integrated appliances include an extractor hood, hob, and oven. On either side of the hallway are

two carpeted double bedrooms both decorated with a calm colour palette. These share a good-sized bathroom comprising a chrome towel radiator, washbasin, bath with a wall-mounted shower, and WC. Alongside the front garden, there is a south-west-facing rear patio and residents parking.

FIXTURES & FITTINGS

All floor coverings, light fixtures and fittings, integrated appliances and white goods will be included in the sale. The wardrobe in the main bedroom, and the two sheds in the rear garden also to be included.



PROPERTY FEATURES

- ✧ Two-bedroom semi-detached home
- ✧ Bright sitting room
- ✧ Modern south-west-facing kitchen
- ✧ Two double bedrooms
- ✧ Large front garden and south-west-facing rear patio
- ✧ Residents' parking
- ✧ Double glazing
- ✧ Gas Central Heating
- ✧ EPC C
- ✧ Council tax band B

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.

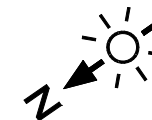
For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and 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.

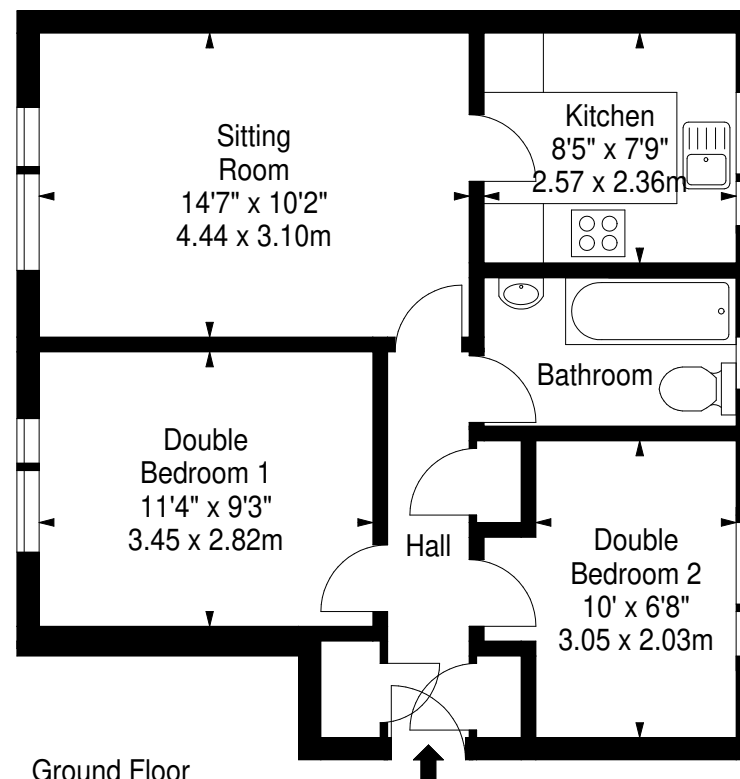
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



**Bellevue Terrace,
Dunbar,
East Lothian, EH42 1YB**



Approx. Gross Internal Area
523 Sq Ft - 48.59 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

Please Note:

- While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
- The Home Report and more information for this property is available from parissteele.com
- 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.
- 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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