



6 Lochend Avenue

DUNBAR, EAST LoTHIAN, EH42 1NB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying proximity to Dunbar's picturesque harbour and coastline, and within easy reach of the train station and bustling high street, this three-bedroom semi-detached home is ideal for an established family or those looking to downsize. Approached via a charming, gated east-facing garden bordering a driveway and garage, the front door opens into a welcoming hallway decorated in soft neutrals and with wood-inspired flooring and useful storage. To your right lies the spacious and comfortable sitting room. Boasting a large picture window overlooking the west-facing rear garden it is flooded with plentiful natural light and features stylish décor along with a standalone electric fireplace. Modern in design the breakfasting kitchen leading to the rear garden, features cream farmhouse-style wall and floor units, grey quartz effect worktops and a coloured tiled splashback. Integrated appliances include an extractor hood, hob, and oven. Ascending the carpeted stairs there are three bright and generous carpeted double bedrooms

on the first floor. All enjoy an appealing interior design whilst the principal has the luxury of a contemporary en-suite shower room with a WC and washbasin. A well-appointed bathroom equipped with a hidden cistern WC, washbasin built into vanity, and bath completes the internal layout. Externally, the property's idyllic front garden features a lawn, paving and pretty borders whilst to the rear there is a combination of low-maintenance decorative stones and paving along with a greenhouse.

FIXTURES & FITTINGS

All fitted floor coverings, light fittings, blinds, and the oven will be included in the sale. The greenhouse also included.



PROPERTY FEATURES

- ✧ Semi-detached three-bedroom property
- ✧ Bright sitting room
- ✧ Modern breakfasting kitchen
- ✧ Three double bedrooms, one with en-suite
- ✧ Stylish family bathroom
- ✧ East and west-facing gardens
- ✧ Driveway
- ✧ Garage
- ✧ Double glazing
- ✧ Gas Central Heating
- ✧ EPC D
- ✧ Council tax band C

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.



**Lochend Avenue,
Dunbar,
East Lothian, EH42 1NB**



Approx. Gross Internal Area
1212 Sq Ft - 112.59 Sq M
(Including Garage)
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

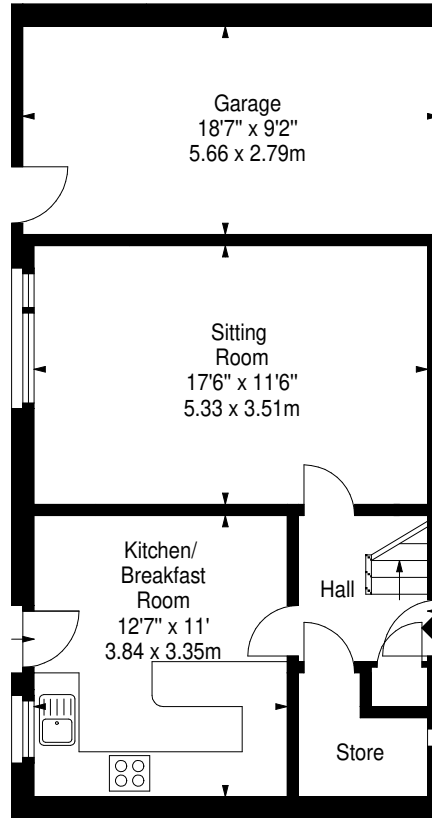
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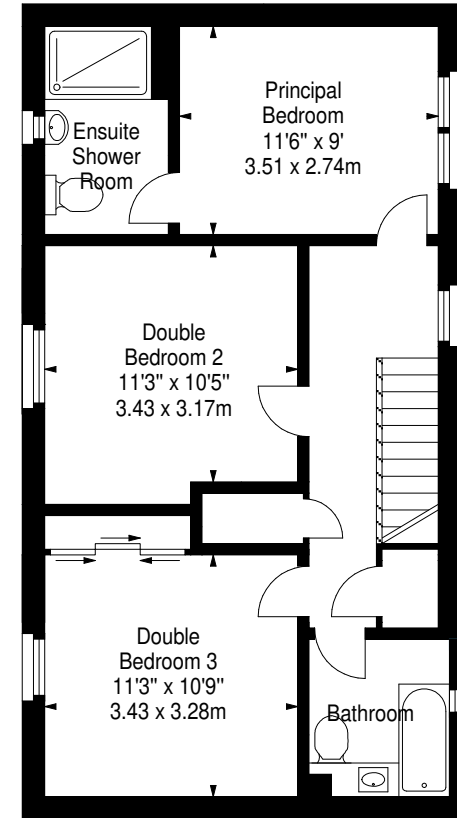
Let's talk

01620 497 497

property@parissteele.com



Ground Floor



First 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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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. 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.