



123A High Street

DUNBAR, EAST LOTHIAN, EH42 1ES

Property  
**PARIS STEELE**

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Two-bedroom traditional apartment in the hear of Dunbar

## PROPERTY DESCRIPTION

Occupying a coveted location at the heart of Dunbar's bustling high street and within easy reach of the train station, this spacious two-bedroom apartment with an enviable east and west-facing orientation will make an ideal home or investment. Situated on the second floor of a charming historic tenement, the front door opens into a welcoming hallway adorned with handsome wooden flooring. From here you enter the light-filled west-facing living dining room. Overlooking the High Street and showcasing handsome wooden flooring and a neutral décor it is a wonderful space in which to entertain and relax. Returning to the hallway, the bright modern kitchen boasts white gloss wall and floor units, oak-effect worktops and a sage green metro-tiled splashback. Integrated appliances include a NEFF oven, gas hob, extractor hood, and microwave. Lying towards the front door the two double bedrooms enjoy an east and west-facing outlook respectively. The larger looks out over the High Street whilst the smaller bedroom to the rear enjoys captivating views across the shared rear garden

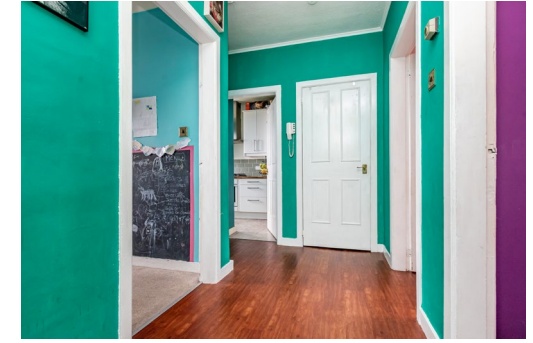
to the North Sea. Completing the internal accommodation is a bathroom equipped with a WC, washbasin and bath with a wall-mounted shower. Externally the property has access to a well-kept and expansive rear garden with 123a owning the back right quadrant. Residents benefit from ample on-street parking.

## FIXTURES & FITTINGS

All floor coverings, light fittings, curtains and blinds will remain. The kitchen white goods: microwave, oven, fridge freezer and washing machine will also be included in the sale.







## PROPERTY FEATURES

- ✧ Two-bedroom traditional apartment
- ✧ Spacious and bright west-facing living dining room
- ✧ Well-presented modern kitchen
- ✧ East and west-facing double bedrooms (one with sea views)
- ✧ Family bathroom
- ✧ Own section of large rear garden
- ✧ On-street 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, 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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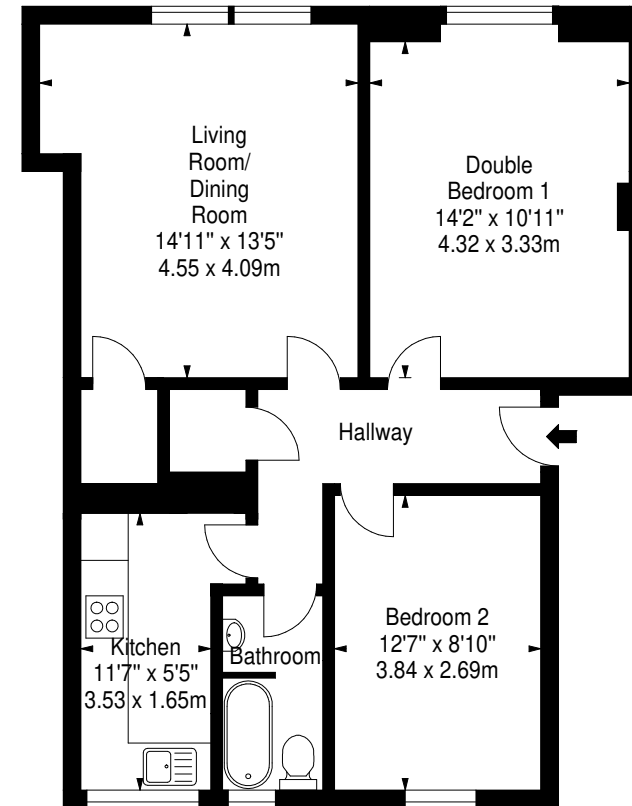
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Approx. Gross Internal Area  
695 Sq Ft - 64.57 Sq M  
For identification only. Not to scale.  
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Second Floor

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](http://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.

