



89 Lammermuir Crescent

DUNBAR, EAST LoTHIAN, EH42 1DP

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](http://parissteele.com)





## PROPERTY DESCRIPTION

Positioned on a spacious corner plot, 89 Lammermuir Crescent in Dunbar offers a delightful semi-detached family home, surrounded by beautifully landscaped gardens that adorn the front, side, and rear of the property. This charming residence has been thoughtfully extended to the west, enhancing its living space with the addition of a shower room and a garden conservatory, providing direct access to gardens.

As you step inside, you are greeted by a welcoming hallway that leads to the well-presented sitting room, with tasteful feature wallpaper and large windows that overlook the private front garden. Continuing through the sitting room, a doorway connects you into the spacious and modern kitchen/breakfast room. Here, cream gloss laminate units complement a tiled floor, creating an atmosphere of both style and practicality. The kitchen also offers a link to the extended conservatory and shower room. The conservatory itself serves a dual purpose, currently accommodating a dedicated work area that provides an ideal space for working from home while enjoying the garden view.

Upstairs, you will discover two generously proportioned double bedrooms, each with open views. Completing the upper level, a contemporary and well-designed family bathroom offers all the amenities for modern living.

The gardens surrounding this property are a true highlight, boasting a sense of tranquillity and privacy. To the front, mature privacy hedging creates a sense of seclusion, and a private path leads to the front door. To the rear, a well-kept lawn is complemented by a convenient patio area, perfect for al fresco dining and relaxation. A garden shed provides additional storage options. Finally, to the side of the property, the lawned area has a pathway leading to a detached wooden garage, featuring double doors that open directly onto the road for easy access.

89 Lammermuir Crescent offers an exceptional family home. With its well-designed living spaces, extensive gardens, and convenient location.

## FIXTURES & FITTINGS

All fitted floor coverings, window and light fittings, integrated appliances, and white goods will be included in the sale.



## PROPERTY FEATURES

- ✧ Semi-detached house
- ✧ Corner position
- ✧ Well maintained and presented
- ✧ Spacious sitting room
- ✧ Modern well-equipped kitchen/breakfast room
- ✧ Extended conservatory
- ✧ Shower room
- ✧ Two bedrooms
- ✧ Family bathroom
- ✧ Open views
- ✧ Gas central heating
- ✧ Double glazing
- ✧ Extensive gardens
- ✧ Shed and detached garage
- ✧ EPC - D
- ✧ Council tax band - C

## DUNBAR

Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet.

The John Muir Country Park is also within easy reach and stunning walks are available within the surrounding East Lothian countryside. Dunbar is also known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.

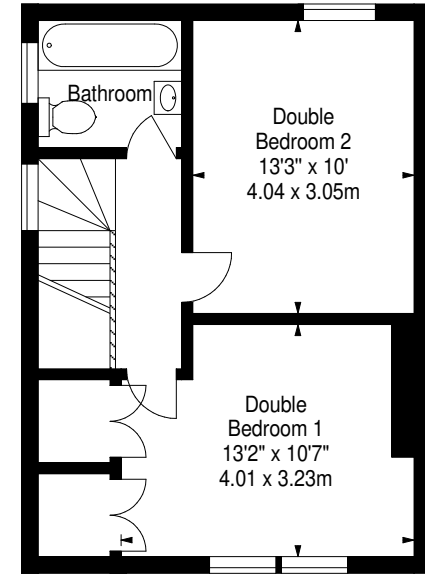




**Lammermuir Crescent,  
Dunbar,  
East Lothian, EH42 1DP**



Approx. Gross Internal Area  
985 Sq Ft - 91.51 Sq M  
Garage  
Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



First Floor

## PARIS STEELE

Thinking of selling your existing property?

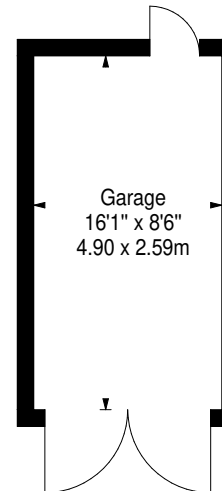
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

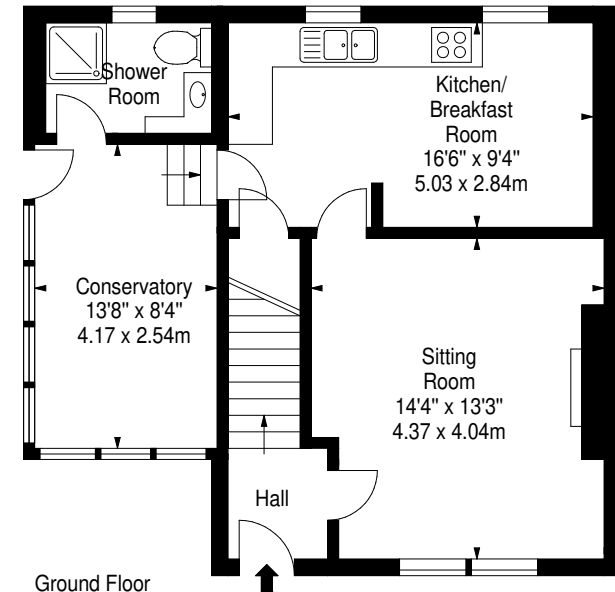
Let's talk

01620 497 497

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



Ground Floor



Ground Floor

**Property**  
**PARIS STEELE**

### 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.

