



3 Brewery Lane

BELHAVEN, DUNBAR, EH42 1PD

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Enjoying a peaceful Belhaven setting close to Park View Nature Reserve, this appealing two-bedroom end-terrace home boasts a deceptively spacious interior, plentiful natural light, a south-west-facing garden and private parking.

A welcome entrance hallway guides you to a bright and spacious sitting room spanning the length of the home. With a dual-aspect, built-in storage, and a tasteful decor this is the ideal place to relax and entertain. Across the hallway an impressive dual-aspect dining kitchen enjoys similar proportions and south-west-facing rear garden access making it very much the heart of the home. Finished in a soothing green shade, the wall and floor kitchen cabinetry is complemented by grey worktops

including a peninsula counter, and a tiled splashback. Integrated Hoover appliances include a gas hob, eye-level grill, oven and extractor hood. Completing the ground floor is a traditional bathroom.

On the first floor are two large carpeted double bedrooms each with built-in storage and a neutral interior design. Externally, the south-west-facing rear walled garden is mainly laid to lawn and adjacent to this is a sizeable private gated driveway.

FIXTURES & FITTINGS

All fitted floor coverings, integrated gas hob, eye-level grill, oven and extractor hood will be included in the sale.





PROPERTY FEATURES

- ❑ Two-bedroom end-terraced home
- ❑ Spacious and bright sitting room
- ❑ Dining kitchen opening to the rear garden
- ❑ Two double bedrooms
- ❑ Bathroom
- ❑ South-west-facing garden
- ❑ Gated driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Conservation area
- ❑ EPC - C
- ❑ Council tax band - B
- ❑ Tenure - Freehold

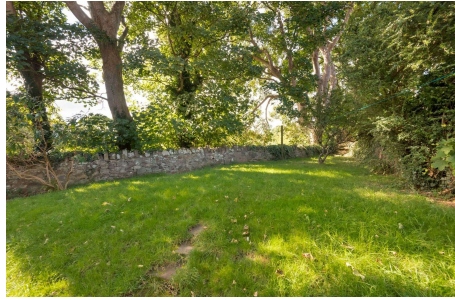
DUNBAR

The village of Belhaven enjoys close proximity to picturesque Belhaven Beach and Winterfield Golf Course, and is just minutes from the centre of 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 Dunbar Golf Course. Belhaven Surf School and Foxlake Adventures are fantastic destinations for all ages.

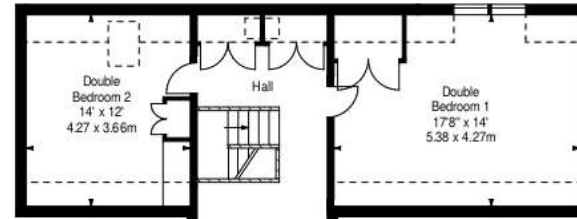
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.



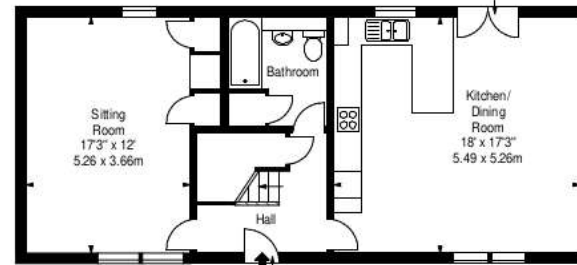
Brewery Lane,
Belhaven,
Dunbar,
East Lothian, EH42 1PD



Approx. Gross Internal Area
1283 Sq Ft - 119.19 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Ground 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 feeds 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

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 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
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.
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.

ēspc rightmove

zoopla in X Instagram Facebook