



28 Cospatrick Gardens

DUNBAR, EH42 1FR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Beautifully presented in turn-key condition, this three-bedroom semi-detached modern home with an enclosed south-facing rear garden presents a wonderful opportunity for a growing or established family to settle in Dunbar.

From the elegantly decorated hallway you move into a spacious sitting and dining room with large twin windows flooding the space with natural light. Boasting plush carpeting and a soft grey colour palette it exudes an ambience of comfort.

Conveniently adjoining, the sleek contemporary breakfasting kitchen opening to the south-facing rear garden showcases white gloss handleless cabinetry alongside chic grey worktops and high-spec integrated appliances that include a slanted extractor hood, microwave, oven, and gas hob. A guest WC completes the ground floor.

Ascending to the first floor, each of the three bedrooms including the south-facing principal, are light, airy and tastefully decorated. They share access to an impressive family bathroom with a hidden cistern WC, washbasin built into vanity, bath with wall-mounted shower and chrome towel radiator.





Externally the garden to the front features decorative stones whilst at the rear there is a blend of south-facing decking, paving, and lawn. There is unallocated residents' parking available to the rear of the property, and ample on-street parking.

Additional information: The property factor is RMG Scotland - Approx. £100 per quarter and Hacking and Paterson £25 per quarter.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtain poles and fitted blinds, integrated oven, microwave oven, gas hob, extractor fan, fridge-freezer, and dishwasher will be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom end terrace home
- ❑ Spacious and bright sitting and dining room
- ❑ Sleek south-facing breakfasting kitchen
- ❑ Garden access from the kitchen
- ❑ Three bedrooms, two double/one single
- ❑ Family bathroom and WC
- ❑ Front and rear gardens
- ❑ Triple glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - B
- ❑ Council tax band - D
- ❑ Factor Fee - Approx. £100 per quarter

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. Foxlake Adventures and Belhaven Surf Centre 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.





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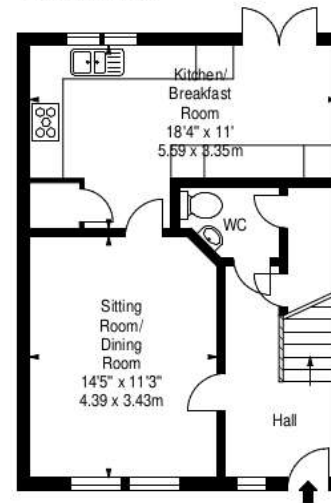
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PARIS STEELE Property

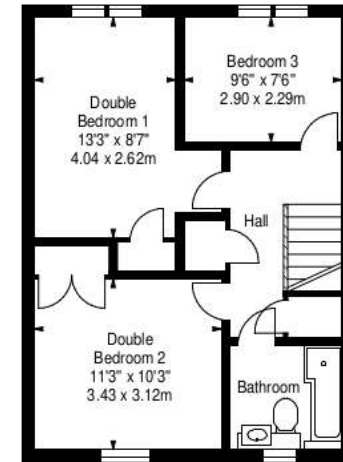
Cospatrick Gardens,
Dunbar,
East Lothian, EH42 1FR



Approx. Gross Internal Area
962 Sq Ft - 89.37 Sq M
For identification only. Not to scale.
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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 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.

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