

24 Steadings Crescent

DUNBAR, EH42 1GR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully positioned at the end of a quiet residential cul-de-sac, this attractive four-bedroom detached home in Dunbar offers spacious accommodation, stylish interiors and an abundance of natural light. Within easy reach of transport links, schools and local amenities, the property is ideal for growing or established families.

A driveway and integral garage bordering a neat south-facing lawn leads to the front door and into a tastefully decorated hallway. To the rear lies a bright and spacious sitting room opening to the garden. With plush carpeting and a warm colour palette it is the perfect place in which to relax or entertain friends and family.

Adjacent is an impressive contemporary breakfasting kitchen with garden access. The appealing design includes duck egg blue cabinetry with a light grey metro tiled splashback and marble effect worktops. High-spec integrated Zanussi appliances include an American fridge/freezer, hob, extractor hood, and eye-level oven whilst a breakfast bar allows for informal dining.

A seamless flow then ushers you into an adjoining dining room also accessed from the hallway and showcasing an elegant decor and a bay window framing south-facing garden views. A guest WC completes the ground floor before carpeted stairs ascend to the first floor.





Boasting plush carpeting, built-in wardrobes and an en-suite shower room, the south-facing principal double bedroom is a luxurious and peaceful retreat. The remaining three double bedrooms are as appealing and share access to a well-appointed family bathroom with a hidden cistern WC, washbasin built into vanity and bath with wall-mounted shower.

Externally, the large enclosed rear garden is perfect day-to-day enjoyment with a mature lawn and decking. The integral garage and driveway provide ample off-street parking.

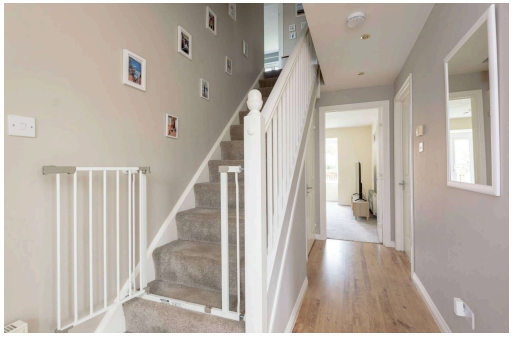
Additional Information: The common areas are factored by Greenbelt at a cost of £275 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds, integrated hob, eye-level oven, extractor hood, dishwasher, and free-standing fridge-freezer and washing machine will be included in the sale.







PROPERTY FEATURES

- Four-bedroom detached home
- Sitting room opening to the rear garden
- Stylish contemporary breakfasting kitchen
- South-facing dining room
- Four double bedrooms, one with en-suite
- Bathroom and guest WC
- Enclosed rear garden and south-facing lawn
- Driveway and integral garage
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - F
- Tenure - Freehold
- Common Area Factor - Greenbelt - £275 per annum

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 is a fantastic destination 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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Thinking of selling your existing property?

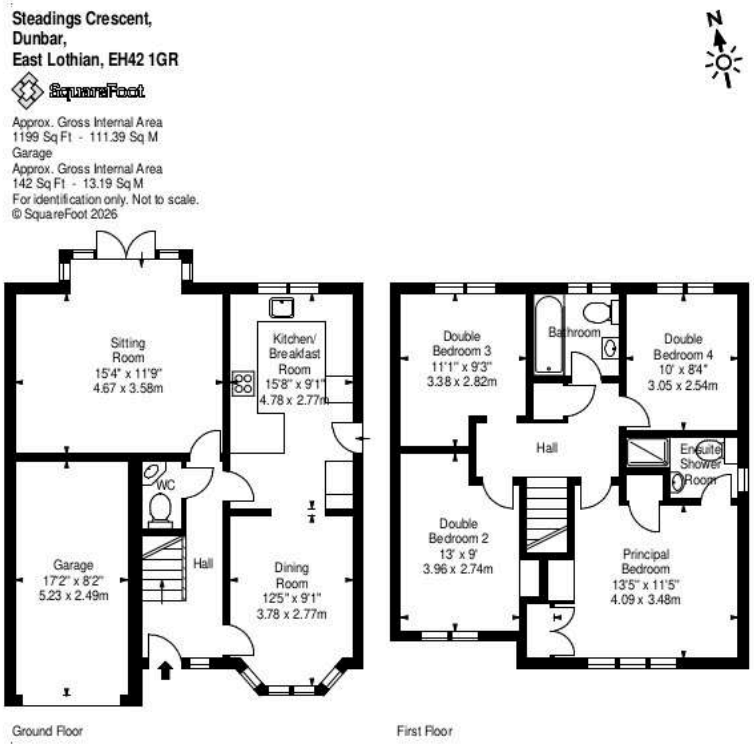
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Property

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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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