

26 Retreat Crescent

DUNBAR, EH42 1GW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Occupying a sizeable corner plot, this appealing three-bedroom detached family home in a sought-after Dunbar residential development is presented in pristine move-in condition. With a south-facing rear garden, off-street parking, and close to schooling, transport links, and amenities it is a must-see.

To the right of the entrance hallway, a cosy and comfortable sitting room features plush carpeting, a neutral colour palette, and living flame fireplace. At the rear is a spacious dining kitchen opening to the south-facing rear garden.

U-shaped in design the modern kitchen showcases wood-effect wall and floor units, quartz-inspired worktops and a mosaic-tiled splashback. Integrated appliances include a gas hob, oven, and extractor hood. A guest WC rounds off the ground floor layout.

On the first floor are three impressive and versatile double bedrooms including a principal with built-in wardrobes and a well-appointed en-suite shower room. The remaining south-facing bedrooms share access to a family bathroom.





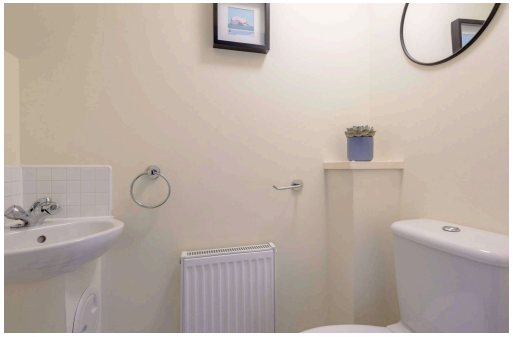
Externally, the enclosed south-facing rear garden is a particular highlight with a lush lawn bordered by high-quality paving and an enviable decked seating area. To the front a neat lawn with ornamental shrubs and plants borders the driveway and garage.

Additional information: The estate is managed by Trinity Factors. Approx £215 per year.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated gas hob, oven, extractor hood, fridge-freezer and free-standing washing machine and dishwasher will be included in the sale. The Asgard steel bike storage container in the garden will also be included.




PROPERTY FEATURES

- Three-bedroom detached
- Cosy and comfortable sitting room
- Light-filled dining kitchen opening to the rear garden
- Three double bedrooms, one with en-suite
- Family bathroom and guest WC
- Enclosed south-facing rear garden
- Driveway and integral garage
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - E
- Tenure - Freehold
- Annual Factor Fee - £215

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 coastlineand 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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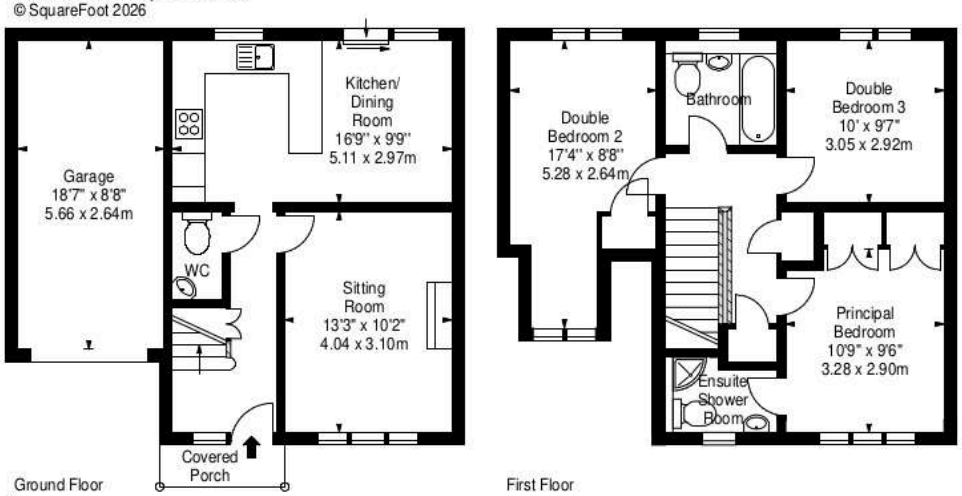
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Dunbar,
East Lothian, EH42 1GW

SquareFoot

Approx. Gross Internal Area
922 Sq Ft - 85.65 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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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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