

51 Floors Terrace

DUNBAR, EH42 1BB

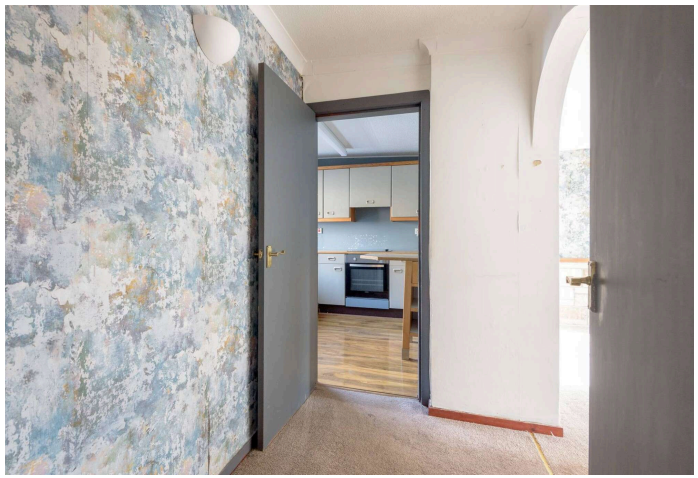
Property
PARIS STEELE

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PROPERTY DESCRIPTION

Within walking distance of the heart of Dunbar, this three-bedroom terraced property with a private rear garden, offers a superb opportunity to create a home in the buyer's own style.

From the hallway complete with a useful built-in store, a generously proportioned and light-filled south-facing sitting room opens to the garden. Featuring carpeting and an electric fireplace nestled in a stone hearth it exudes a warm and relaxed ambience. Returning to the hallway, the breakfasting kitchen will benefit from a cosmetic upgrade but boasts ample wall and floor units, worktops and an integrated oven and hob. A peninsula counter allows for informal dining.

This floor is completed by a spacious south-facing principal double bedroom with a peaceful rear garden aspect and a traditional bathroom which offers scope for modernisation. On the first floor lie two comfortable carpeted double bedrooms.

Externally there is an enclosed south-facing rear garden with a mature lawn, decking (in need of replacement) and paving. There is on-street parking

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtain poles, integrated hob, oven and extractor hood, washing machine and under-counter fridge will be included in the sale.







PROPERTY FEATURES

- Three-bedroom terraced home
- Spacious south-facing sitting room opening to garden
- Good-sized breakfasting kitchen
- Three double bedrooms
- Bathroom
- Enclosed south-facing rear garden
- Double glazing (one primary glazed window)
- Electric heating
- On-street parking
- EPC - F
- Council tax band - C
- Tenure - Freehold

DUNBAR

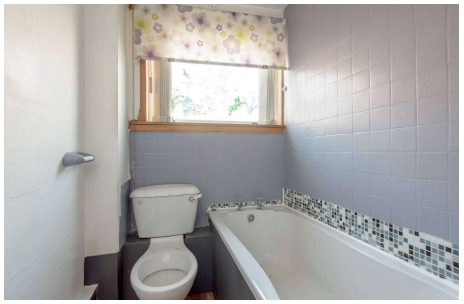
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

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.









PARIS STEELE

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Let's Talk

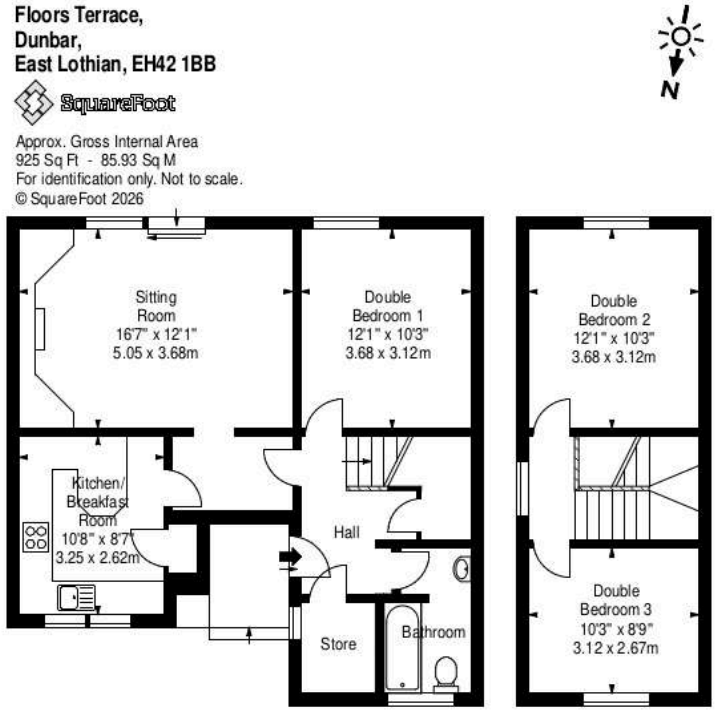
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property@parissteele.com

Floors Terrace,
Dunbar,
East Lothian, EH42 1BB

SquareFoot

Approx. Gross Internal Area
925 Sq Ft - 85.93 Sq M
For identification only. Not to scale.
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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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