

COULTERS ©

1 COMRIE AVENUE

DUNBAR, EAST LOTHIAN, EH42 1ZN

4 BED | 3 BATH | 2 PUBLIC





COULTERS©

TAKE A LOOK INSIDE

Forming part of a modern development, 1 Comrie Avenue is an attractive and beautifully presented four bedroom detached house, situated at the end of a quiet cul-de-sac. The property is conveniently positioned for an excellent range of local amenities and offers good transport links to Edinburgh.

Finished to a high standard throughout, the property provides bright and versatile family living space, complemented by contemporary fixtures and fittings, modern décor and a private landscaped rear garden. A particular feature is the lovely open outlook across Dunbar Golf Course towards the sea. Further benefits include an integrated double garage and a generous driveway providing parking for up to four cars.

KEY FEATURES

- Contemporary, well proportioned detached family house
- Four double bedrooms, two with ensuite
- Delightful, well established landscaped private garden
- Integral double garage and driveway
- Convenient location with stunning open sea views
- Beautifully presented, stylish accommodation
- EPC Rating - B
- Council Tax Band - G





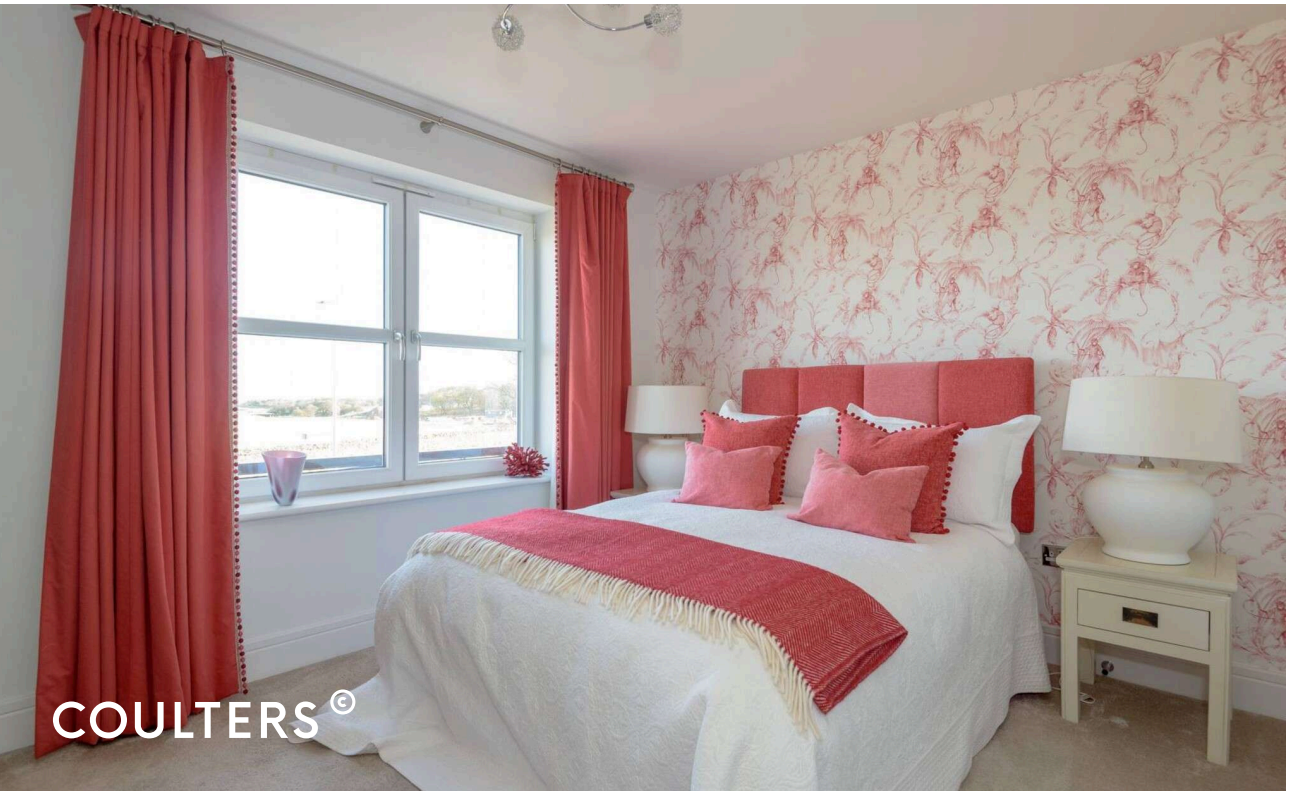


Arranged over two floors, the well proportioned accommodation comprises, on the ground floor, a welcoming entrance hall, a dual-aspect sitting room and a stylish open-plan kitchen/dining/family room, fitted with an excellent range of contemporary units and integrated appliances, with ample space for family dining and seating. There is also a separate utility room with access to the integrated double garage, which is fitted with remote-controlled electric doors, and a cloakroom WC.

A carpeted staircase leads to the first floor, where there is a principal bedroom with built-in wardrobes and an ensuite shower room, a second double bedroom also benefiting from built-in wardrobes and an ensuite shower room, two further double bedrooms with built-in wardrobes, and a family bathroom.







THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, the gas range hob, double oven, fridge/freezer, dishwasher, washing machine and the garden water feature are included in the sales price. The garden furniture and some other items of furniture are available by separate negotiation. The property benefits from gas central heating and is fully double glazed.

The development is factored and maintained by Ross and Liddell, annual factoring charges are approximately £120.

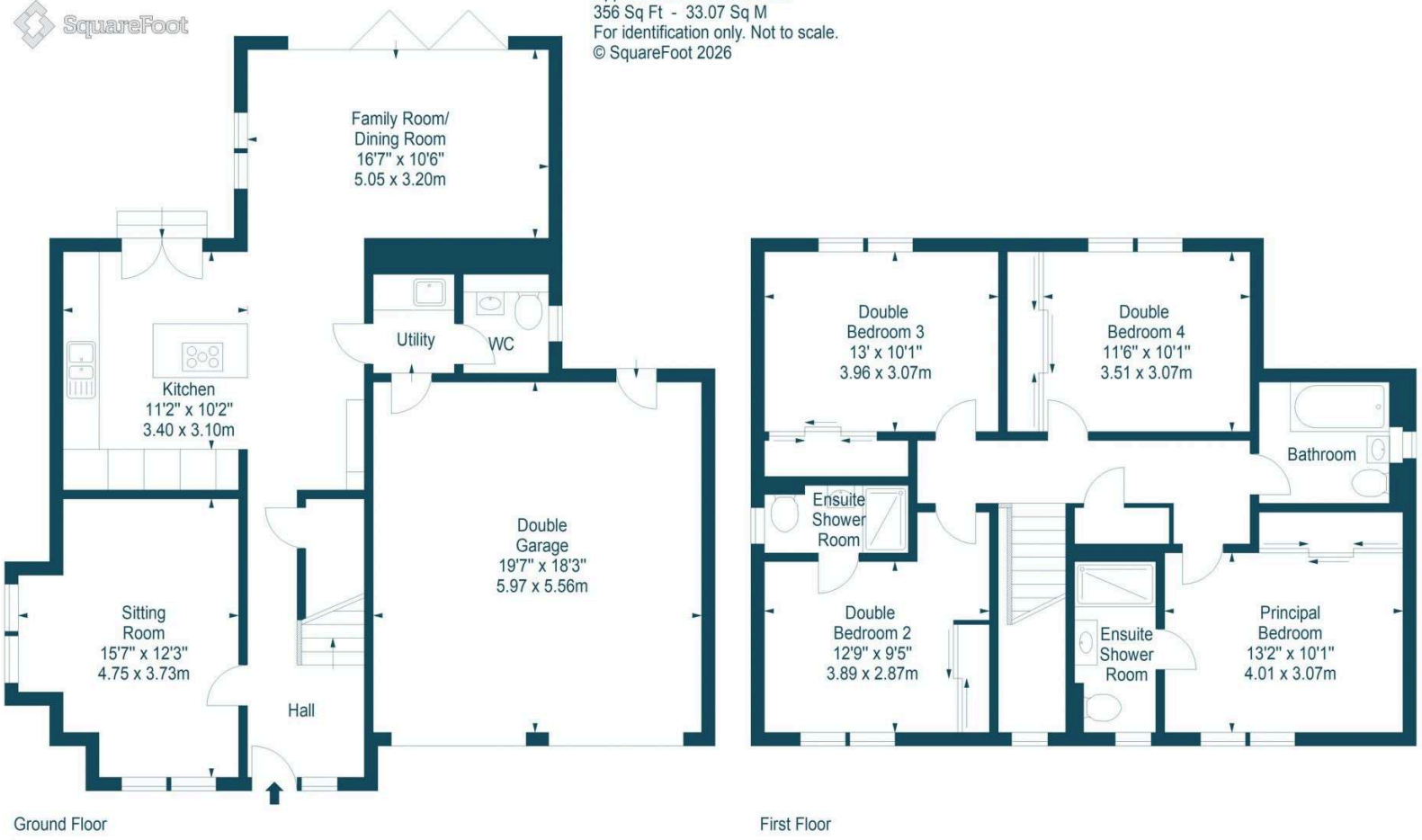
HOME REPORT VALUATION: £515,000


COULTERS ©

Comrie Avenue,
Dunbar,
East Lothian, EH42 1ZN

SquareFoot

Approx. Gross Internal Area
1647 Sq Ft - 153.01 Sq M
Garage
Approx. Gross Internal Area
356 Sq Ft - 33.07 Sq M
For identification only. Not to scale.
© SquareFoot 2026



GET IN TOUCH

www.coulterspropery.co.uk

01620 671837

enquiries@coulterspropery.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.