



## 15a Church Street, Dunbar, East Lothian, EH42 1HA

Tastefully Presented & Unique, One-Bedroom, Ground Floor Villa with Gardens

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# Property Description

Tastefully presented and unique, one one-bedroom ground-floor villa, forming part of a characterful converted stone-built period building. Located on a quiet side street, between the beachfront and High Street, in the heart of Dunbar's historic town centre, in East Lothian.

Comprises an open-plan living/dining room and kitchen, a double bedroom, a shower room, and a basement room with a WC/utility.

Featuring a tasteful mix of period features combined with modern fittings and finishes, with a private garden, and an allocated parking space. Highlights include a stylish fitted kitchen with real wood worktops, a modern shower room, contemporary flooring, a wood-burning stove and underfloor heating for the lounge/kitchen.

Period features include tall ceilings and cornice work, as well as a spacious and flexible basement room with a cloister roof and historic cast-iron range cookers. Additionally, there is light, neutral decor throughout, HIVE gas central heating, a manicured private front garden, and shared green to the rear.

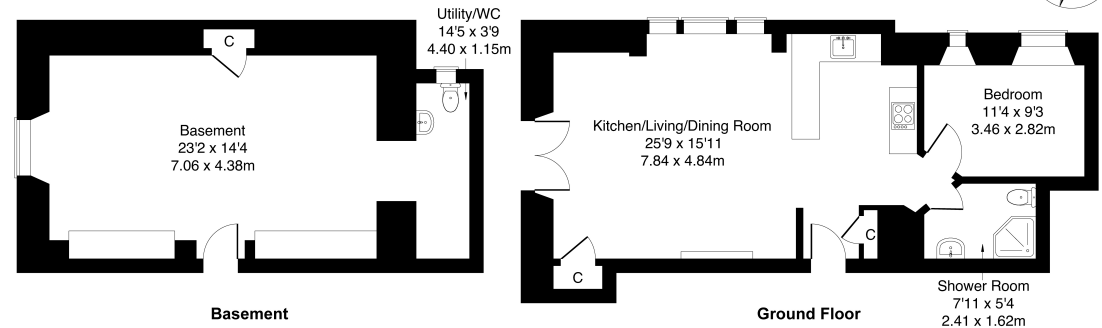
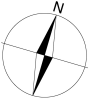
A characterful entrance through French-style doors opens into a beautifully presented open-plan living, dining, and kitchen area. This bright and inviting space boasts tasteful light décor, elegant corning, a large full-height window flooding the room with natural light, wood-effect flooring, a cosy wood-burning stove, and a convenient built-in storage cupboard. To the rear, a stylish kitchen features modern units, real wood worktops, metro tile splashbacks, a ceramic Belfast-style sink, fitted shelving, and integrated appliances including an oven and gas hob — perfectly blending style with practicality. Off the kitchen, a useful neuk provides additional external access, further built-in storage, and space for outerwear.

A generous double bedroom continues the light and airy theme and offers ample space for freestanding furniture. A modern shower room is fitted with a corner cubicle and a rainfall shower, a vanity unit with a sink, a WC, a mirrored cabinet, and a ladder-style radiator. Adding exceptional versatility is an extensive basement — accessed externally from the front — offering superb additional space, ideal for storage, a workshop, gym, or home office.



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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Basement

Ground Floor

Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Dunbar, renowned for its picturesque harbour, dramatic coastline, sunny climate, and beautiful surrounding countryside, is situated at the mouth of the Forth Estuary, around thirty miles east of Edinburgh. Easily accessible by both road and rail —just half a mile from the A1 and on the main Edinburgh to London rail line—the town blends natural beauty with convenience. The nearby John

Muir Country Park, Lammermuir Hills, and local golf courses provide scenic escapes, while a modern leisure centre with a pool, health suite, sauna, and gym serves the community. Dunbar also boasts a vibrant high street filled with cafes, convenience stores, and independent shops, complemented by an ASDA superstore on its outskirts.













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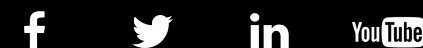
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## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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