



**11A WEST PORT, DUNBAR**  
EAST LoTHIAN, EH42 1BT



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This charming double-upper villa enjoys a central address in the sought-after coastal town of Dunbar, with shops, schools, and the train station all within easy walking distance. The traditional property retains characterful features, and its neutral interiors promise scope for future styling and design. Family living is well catered for, with four bedrooms, a bathroom, a shower room, a south-facing reception room, and a kitchen. The property will also appeal to those looking to invest in the rental or holiday-let markets. On-street parking is available in the immediate vicinity, and it's just a short stroll from the town's scenic beachfront – a beautiful spot for enjoying the outdoors!

Naturally lit stairs from a ground-floor vestibule lead to a central first-floor hall with handy storage. From the hall, you step into the spacious reception room, promising a sun-filled space for relaxation and dining, complemented by storage and handsome deep-toned timber flooring. Across the hall from the living area is the exceptionally bright kitchen, fitted with modern wood-style cabinets that are offset by a worktop, attractive chequered tiling, and hardwood flooring. The space accommodates a range of appliances, including an integrated oven and gas hob, as well as a standalone washing machine, tumble dryer, and upright fridge-freezer.

## FEATURES

- Central coastal town location
- Charming double upper villa
- Ground-floor vestibule and upper hall with storage
- South-facing living/dining room
- Light-filled modern kitchen
- Three spacious double bedrooms
- Large single bedroom
- Bathroom with shower-over-bath
- Bright shower room
- Envious proximity to the beach
- On-street parking (restricted and unrestricted close by)
- Gas central heating









Also located on this level are two of the home's four bedrooms and a neutrally tiled, modern bathroom featuring a shower-over-bath. The light and airy principal bedroom boasts recessed shelving and storage, alongside the characterful features of rich wood flooring and window shutters. Shutters are also retained in the spacious single bedroom, which benefits from a quiet rear-facing position, making it ideal for use as a home office.

Nestled beneath the eaves on the second floor are two spacious double bedrooms with comfortable fitted carpeting and ample natural light from large rooflights. They are reached via stairs from the reception room, leading to a landing that allows access to a bright shower room, which completes the interior.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.









## Dunbar

Welcome to Dunbar, a vibrant town on the breathtaking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists and a garden centre. On the outskirts of the town is a large supermarket, garden centre and fast-food outlet. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.







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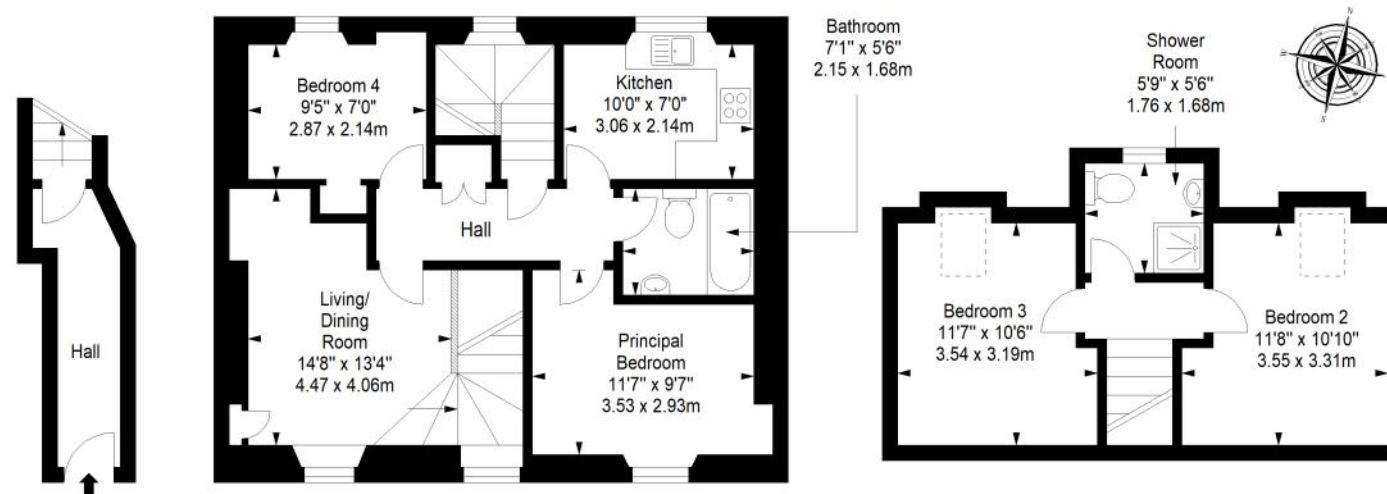
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Ground Floor**  
Approx. 5.7 sq. metres (61.3 sq. feet)

**First Floor**  
Approx. 53.9 sq. metres (580.2 sq. feet)

**Second Floor**  
Approx. 30.1 sq. metres (324.0 sq. feet)



Total area: approx. 89.7 sq. metres (965.5 sq. feet)