

COULTERS[©]

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10 CUSTOM HOUSE SQUARE

DUNBAR, EAST LoTHIAN, EH42 1HY

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Peacefully located in Dunbar's historic conservation area, just steps from the iconic B-listed Old Harbour, 10 Custom House Square is a beautifully presented three bedroom mid-terrace home offering a rare opportunity to enjoy life by the sea.

With spectacular harbour and sea views, a modern interior, allocated private parking and an unbeatable location within easy reach of an excellent range of local amenities, the train station, and the beach, this home perfectly combines convenience and coastal charm.

KEY FEATURES



Modern, well proportioned accommodation



Three bedrooms and shower room



Excellent storage throughout



Stunning sea views across the Harbour



Allocated private parking



Ideally located close to an excellent range of local amenities

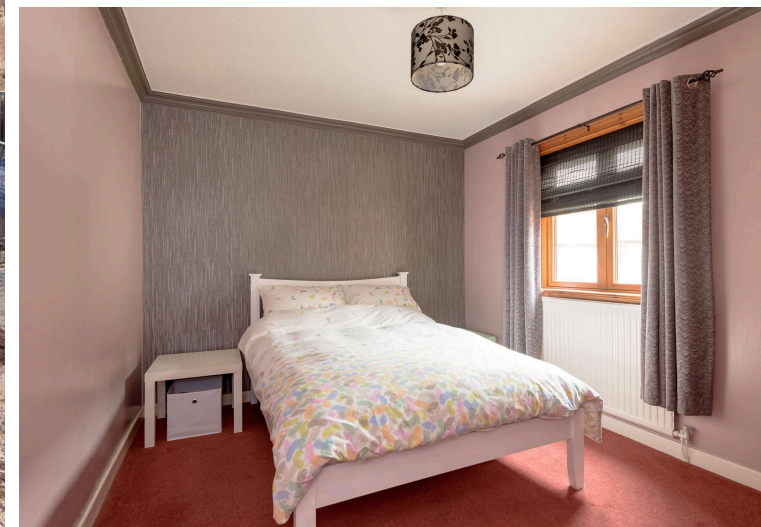


EPC Rating - D



Council Tax Band - C





The accommodation, arranged over two floors, comprises on the ground floor of a welcoming entrance hall with under stair storage; spacious sitting room/dining room overlooking the harbour and a kitchen fitted with an excellent range of units and all appliances.

A carpeted staircase leads to the first floor landing with good storage; double bedroom 1 with built in wardrobes providing extensive storage and open sea views across the harbour; double bedroom 2 overlooking the front of the property and bedroom 3 also with harbour and sea views to the rear; and a contemporary shower room.



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, Coast to Coast surf school, 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

The fitted floor coverings, carpets, curtains, blinds, light fittings, the gas hob, oven, fridge, freezer and washing machine are included in the sale price.

HOME REPORT VALUATION: £295,000



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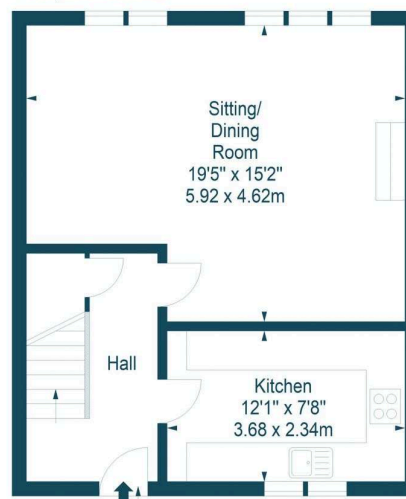


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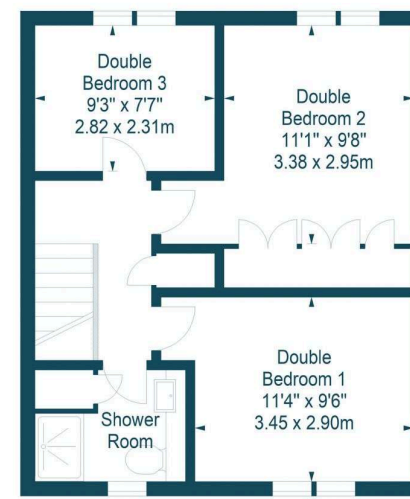
**Custom House Square,
Dunbar,
East Lothian, EH42 1HY**



Approx. Gross Internal Area
916 Sq Ft - 85.10 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor

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.