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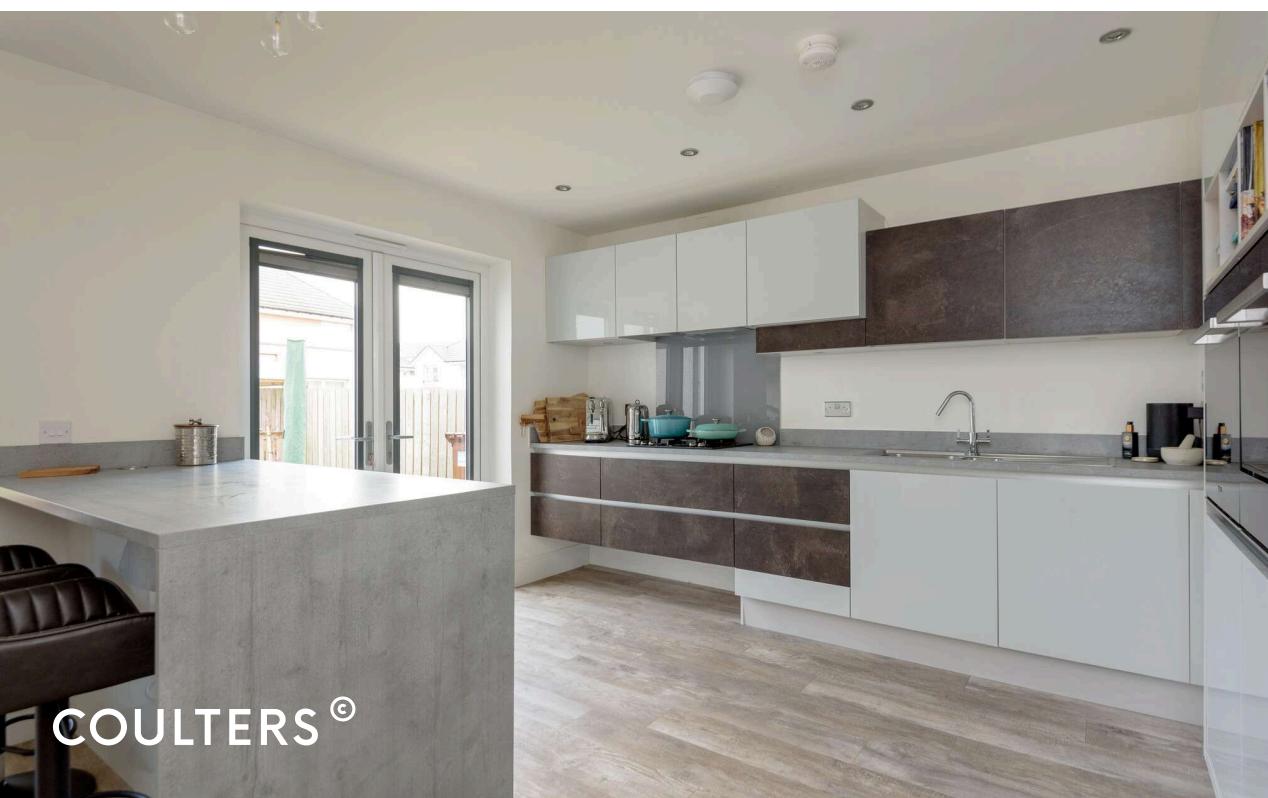
# 4 DEMPSTER PLACE

DUNBAR, EAST LOTHIAN, EH42 1ZR

4 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a modern development, 4 Dempster Place is a stylish, well presented 4 bedroom detached house located within easy reach of an excellent range of local amenities and good transport links to Edinburgh.

The property offers an appealing layout and versatile family accommodation with the additional benefit of contemporary fixtures and fittings, modern decoration throughout and a private landscaped garden with a decked terrace, integral garage and driveway parking.

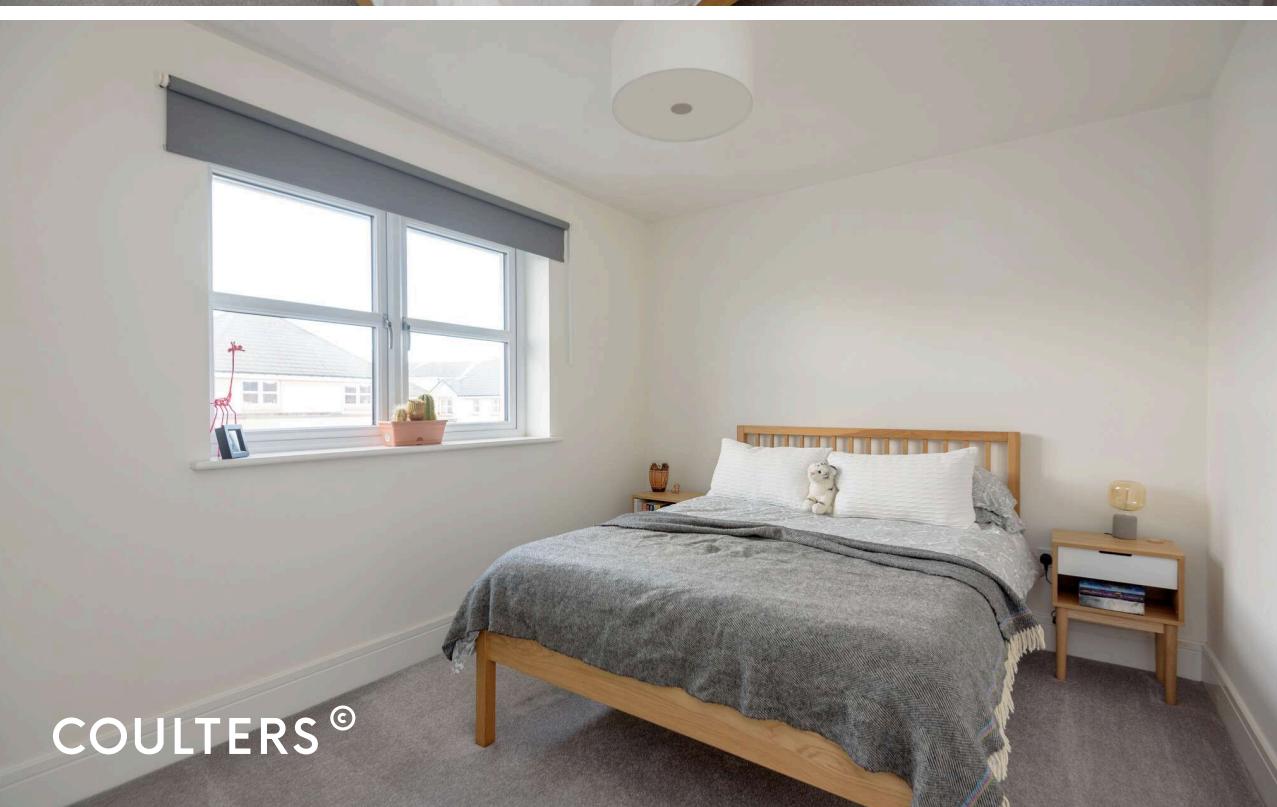
### KEY FEATURES

-  Well proportioned detached family house
-  Four double bedrooms, one with ensuite
-  Private landscape rear garden
-  Integral garage and driveway
-  Ideally located close to local amenities
-  Flexible, contemporary accommodation
-  EPC Rating - B
-  Council Tax Band - F



The generously proportioned accommodation, arranged over two floors, comprises on the ground floor - a welcoming entrance hall; sitting room to the front; stylish open plan kitchen/dining room/family room fitted with an excellent selection of modern units and appliances with ample space for a dining table; a utility room providing access to the garage and ground floor WC.

A carpeted staircase leads to the first floor with a principal bedroom with en-suite shower room, three further double bedrooms 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 (with the exception of the Hue system in the sitting room), the gas hob, two ovens, dishwasher and fridge/freezer are included in the sales price. The washer dryer, garage fridge/freezer and garage shelving are not included in the sale. The property benefits from gas central heating and is fully double glazed.

The development is factored by Ross & Liddell with an approximate annual fee of £125.00



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Dempster Place,  
Dunbar,  
East Lothian, EH42 1ZR



Approx. Gross Internal Area  
1649 Sq Ft - 153.19 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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## GET IN TOUCH

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## 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.