





Welcome

Welcome to 26 Beachmont Place, a generously sized two-bedroom detached bungalow situated in a highly desirable residential area of Dunbar, East Lothian. The property offers convenient access to local amenities which will appeal to professionals, downsizers, and small families, with shopping, the beach, the train station, and a primary school within easy walking distance. In addition to the standard accommodation, a conservatory has been thoughtfully added to the rear. Outside, enjoy mature gardens, whilst a driveway provides ample off-street parking for three vehicles and access to a detached garage. Viewing is recommended to fully appreciate the property and its location.

- Side door entry
- Entrance hallway with Ramsay ladder loft access and storage
- Living and dining room with dual aspect windows, electric fire, and surround
- Fitted kitchen with a range of base and wall units, gas hob, stainless steel splashback, double oven, extractor, and remaining white goods
- Bedroom one with rear facing window, built-in fitted wardrobes, and storage
- Bedroom two with rear facing window, built-in wardrobes, and storage
- Study with built-in storage and access to the conservatory
- Conservatory with heating and power
- Family shower room with corner shower, wc and sink with combined vanity unit
- Gas central heating and double glazing
- Private garden grounds to the front and rear
- Driveway for several cars
- Detached garage with light and power





Dunbar

Dunbar is a picturesque coastal town situated in East Lothian, renowned for its stunning seaside scenery and rich historical heritage. The area offers a charming blend of traditional high street shops, independent cafés, and excellent local amenities, making it ideal for both families and professionals. Residents benefit from superb transport links, including a railway station with direct services to Edinburgh and easy access to the A1, while a selection of primary and secondary schools, leisure facilities, and outdoor pursuits-such as golf, walking along the John Muir Way, and water sports-add to the town's appeal. Dunbar's vibrant sense of community and welcoming atmosphere make it a highly desirable location in East Lothian.

Extras

Included in the sale are: Floor coverings, light fittings, blinds, integrated appliances, and remaining free standing white goods. All integrated appliances, free-standing white goods, and any movable items included in the sale are not warranted by the seller and are deemed sold as seen.

Get in touch

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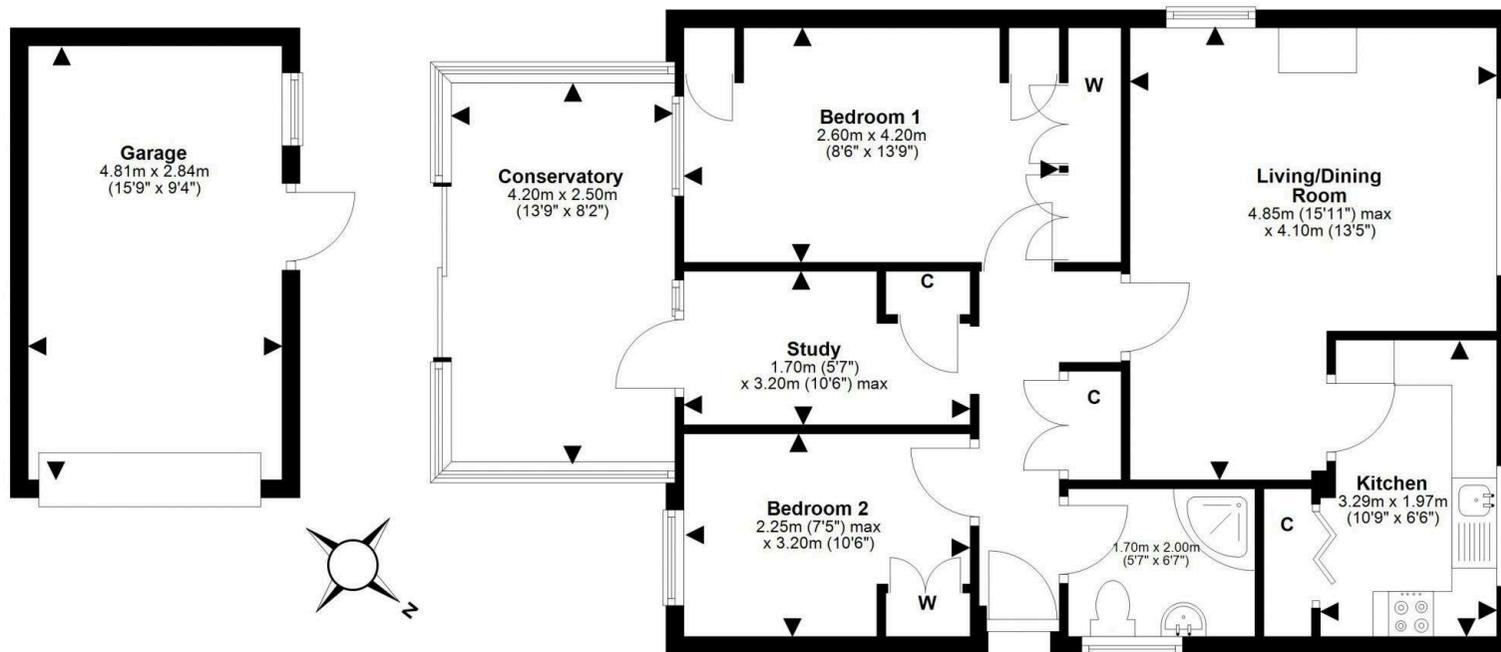
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EH22 1JB

Bruntsfield Office:

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Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.