FOR SALE

PART BUILT RESIDENTIAL DEVELOPMENT

GRAHAM SIBBALD

Queens Road, Dunbar, East Lothian, EH42 1QH

- Situated within a popular seaside commuting town
- 3 part built executive family homes
- Sea views from upper levels
- Offers Over £775,000 invited

LOCATION

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town. The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafes, restaurants, bars, and convenience stores.

Additional amenities are provided to the southernly outskirts where a large ASDA supermarket and garden centre are located. For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes.

There is of course a wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.
There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Belhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

The town is well served with the Train Station providing frequent journeys to Edinburgh whist there is convenient access to the A1 motorway making it easy to commute by car too.

More specifically, the houses are located to the south of Queens Road, to the east of the town centre adjacent to Dunbar Golf Club. The exact location is highlighted on the location map.

DESCRIPTION

Construction commenced in 2023 to build three, three storey executive detached family dwellings with garages to the rear.

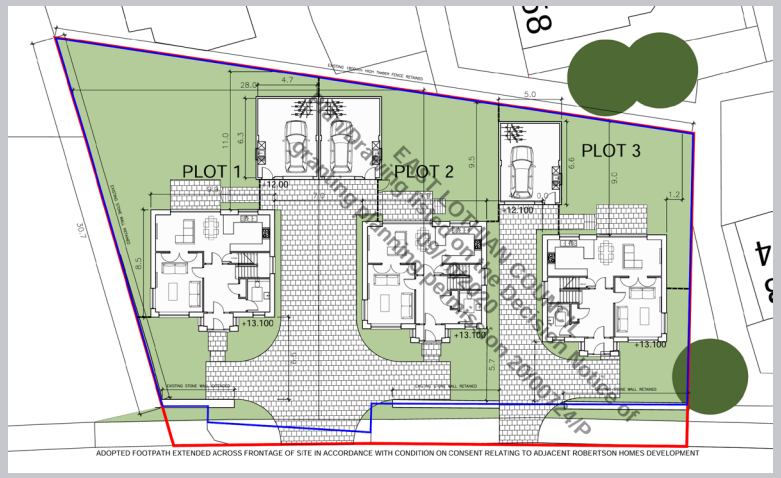
Each house benefits from the same configuration which comprises:

Ground Floor: Hall, large open plan living / kitchen spanning full width of the house to the rear, separate lounge (snug) & WC.

First Floor: 4 bedrooms (3 with ensuites).

Second Floor: Main Lounge or 5th bedroom, WC.
There are double doors within the main lounge that provide access onto a sea facing balcony.

Please note that the houses are at varying stages of completeness. Interested parties will need to satisfy themselves on all statutory and regulated matters to achieve practical completion. The administrators and selling agents will not provide any warranties or warrandice in respect of work undertaken.



PLANNING

Planning reference number - 20/00724/P
Additional information to include site plan, elevation drawings and floor plans can be obtained/downloaded from East Lothian Councils planning portal.

ACCOMMODATION

The houses each extend to approximately 2,000 sqft or thereby. Summary of accommodation in the Description section above.

COUNCIL TAX

To be determined upon completion.

PRICE

Offers over £775,000 are invited for the heritable interest (freehold) with vacant possession exclusive of VAT.

Clean offers subject to contract and title will only be considered.

FURTHER COSTS + VAT

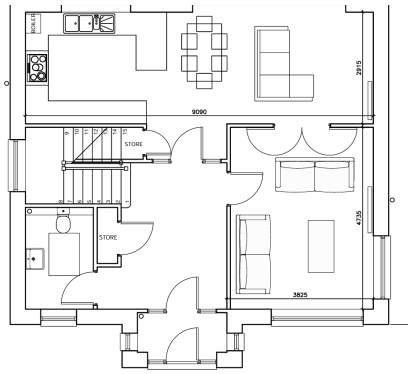
Each party to bear their own legal costs. The purchaser will be responsible for any LBTT and registration dues incurred therein. VAT may be charged at the prevailing rate.

AML

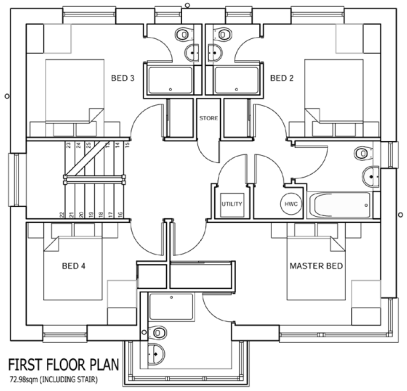
Parties will be required to comply with statutory anti-money laundering checks.

VIEWINGS

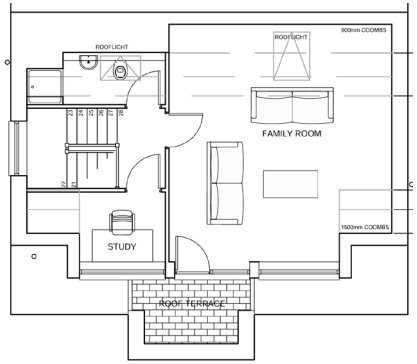
Viewings are to be arranged through the sole selling agents Messrs Graham + Sibbald.



GROUND FLOOR PLAN
72.98sqm (INCLUDING STAIR)



FIRST FLOOR PLAN
72.98sqm (INCLUDING STAIR)



SECOND FLOOR PLAN
40.41sqm TO 1500 COOMBS (INCLUDING STAIR)

To arrange a viewing please contact:

ROSS CHINNERY
Director
ross.chinnery@g-s.co.uk
07584 061 146

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.