




McEwan Fraser Legal

Solicitors & Estate Agents

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6 John Muir Road

DUNBAR, EH42 1GB

THE AREA DUNBAR

EH42 1GB



Dunbar, thirty miles east of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour.

The High Street is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a broad range of local amenities that there is no need to venture out of the town. Dunbar Leisure Pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses.

The John Muir Country Park and the Lammermuir Hills offer scenic and tranquil landscapes rich in natural history. The clifftop trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic or if you prefer, a tranquil setting in which to set up home.

It is very easy to reach by road, rail and air. Dunbar is only half a mile from the main A1 trunk road. The inner-city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hours drive from Dunbar.



6 JOHN MUIR ROAD

DUNBAR, EH42 1GB



This beautiful detached villa is situated around a quiet cul-de-sac within an exclusive estate that is made up of various style properties.

The property on offer is in excellent condition and has been well cared for by the current owner. Each room is very well-proportioned with gas central heating and double-glazed windows throughout. Externally the property has an integral double garage with extensive driveway and well-maintained lawn with shrubbery. To the rear of the property, there is an enclosed garden that is well maintained with laid lawn, paved patio, shrubbery and a woodchip play area.

Internally the property comprises of an entrance hallway, a press, under the stair storage, a fresh WC, a good-sized study or additional bedroom with bay window, a bright and comfortable lounge with oak flooring, a feature gas fire and a large window that provides natural light throughout. The generous dining room is ideal for formal entertaining whilst French doors give access to the rear garden,

the modern fully fitted breakfasting kitchen includes ample wall and base units with appliances including an integrated dishwasher, fridge freezer, microwave, double oven, gas hob and extractor hood, all of which is sure to appeal to any aspiring chef. There is also a utility room just off the kitchen providing access to the side of the property.

The first-floor boasts five generous bedrooms, three of which include handy built-in storage. The master bedroom has a fresh three-piece en-suite shower room. The family bathroom completes the accommodation with a white suite, separate shower and vanity units. It is also worth noting, the property benefits from an attic and linen press providing additional storage.

Early viewing is advisable as this spacious property is expected to be popular with growing families.



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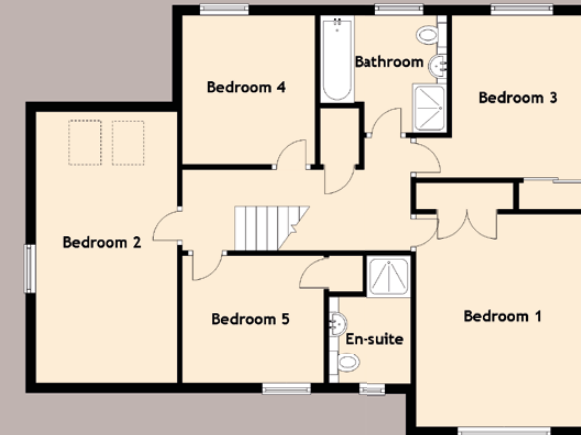
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.40m (17'9") x 3.60m (11'10")
Family Room	3.85m (12'8") x 3.60m (11'10")
Dining Room	3.91m (12'10") x 3.00m (9'10")
Kitchen	4.60m (15'1") x 3.00m (9'10")
Utility	2.71m (8'11") x 1.71m (5'7")
WC	1.73m (5'8") x 0.83m (2'9")
Double Garage	5.55m (18'3") x 5.20m (17'1")



First Floor	
Bedroom 1	4.25m (13'11") x 3.60m (11'10")
En-suite	2.28m (7'6") x 1.70m (5'7")
Bedroom 2	5.56m (18'3") x 2.71m (8'11")
Bedroom 3	3.60m (11'10") x 3.32m (10'11")
Bedroom 4	3.05m (10') x 2.72m (8'11")
Bedroom 5	2.90m (9'6") x 2.29m (7'6")
Bathroom	2.61m (8'7") x 2.40m (7'10")

Gross internal floor area (m²): 152m² | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and white goods. Other items by negotiation.

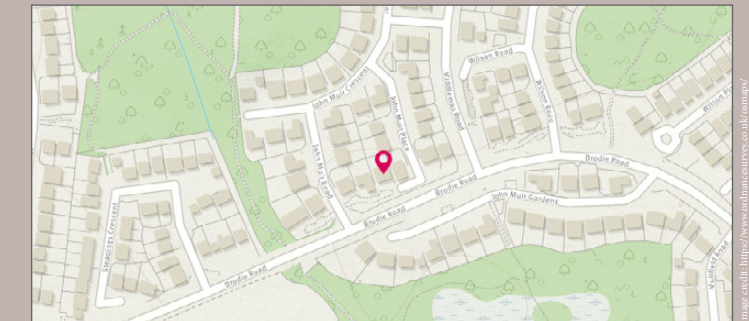


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