

# 33 John Muir Crescent

DUNBAR, EAST LoTHIAN, EH42 1GE



*Beautifully presented four-bed detached villa in sought-after Dunbar, with spacious family living, garden, conservatory, and garage – a true must-see*



01506 537 100



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this impressive four-bedroom detached family villa, offering bright, spacious, and flexible accommodation over two levels. Ideally situated in a highly sought-after residential pocket of the picturesque coastal town of Dunbar, this superb home is perfectly suited to modern family living.

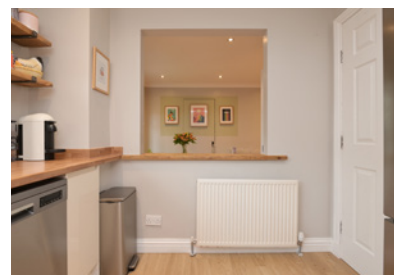
# THE LIVING ROOM



On the ground floor, a welcoming entrance hall with handy understair storage leads to a modern and quirky WC, a generous living room with an attractive feature bay window, and a stylish, fully fitted kitchen with an adjoining dining room. A large hatch between the kitchen and formal dining room enhances flow and functionality, ideal for both everyday use and entertaining.



# THE KITCHEN





# THE DINING ROOM



The dining room also connects seamlessly to a bright conservatory, which opens directly onto the rear garden. A practical store room housing the boiler completes the ground floor layout.

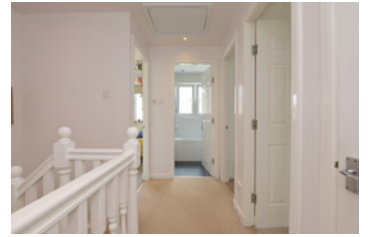
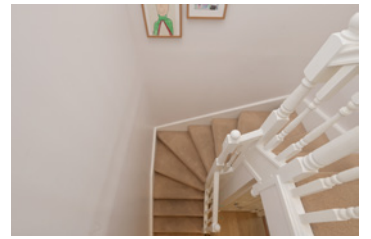
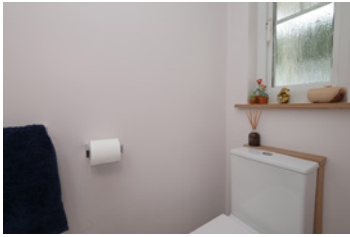




# THE CONSERVATORY





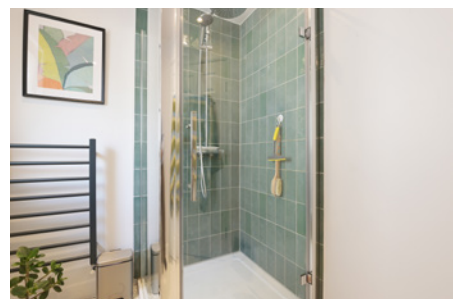


Upstairs, the home features a spacious principal bedroom with triple windows, fitted wardrobes, and a luxurious en-suite bathroom with a sleek shower. There are three further well-proportioned bedrooms, two of which include fitted wardrobes, and a modern family bathroom with a white three-piece suite and mains shower over the bath.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Externally, the property benefits from an open-plan front garden in keeping with the area, while the fully enclosed rear garden enjoys a lawn and patio. A single garage and private driveway provide excellent off-street parking.

Positioned just a ten-minute walk from the local upper primary school and Hallhill Healthy Living Centre, the property is also close to the peaceful Lochend Woods, perfect for family walks. Dunbar itself is a vibrant coastal town offering beautiful harbours, a leisure pool, a newly opened fitness centre, golf courses, the Coast to Coast Surf School, and the renowned John Muir Country Park. Superb transport links, including the nearby A1 and mainline train station, provide fast and easy access to Edinburgh and beyond.

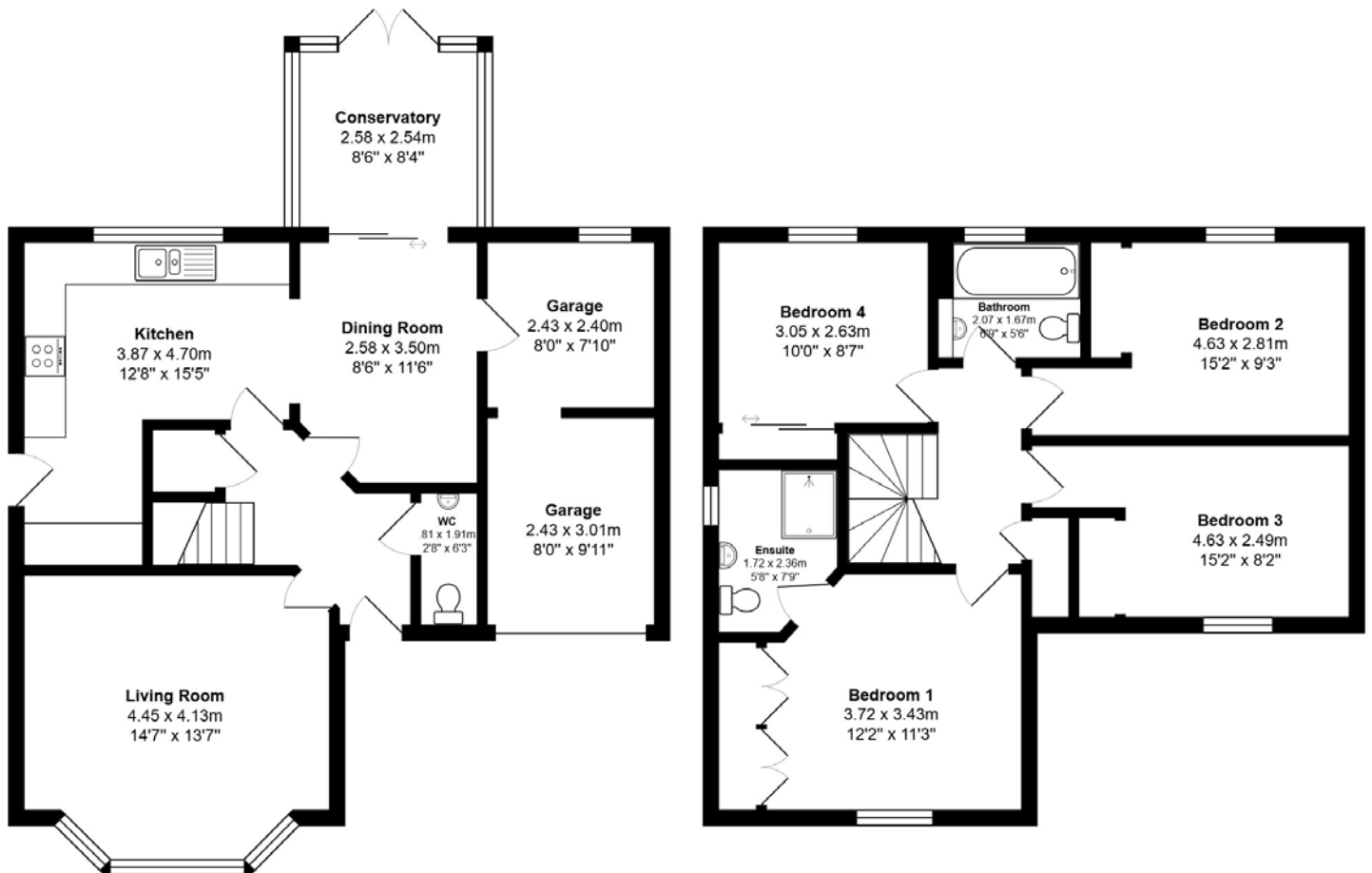
With its generous proportions, flexible layout, and prime location, this exceptional home ticks all the boxes for family living. Early viewing is essential.

# EXTERNALS



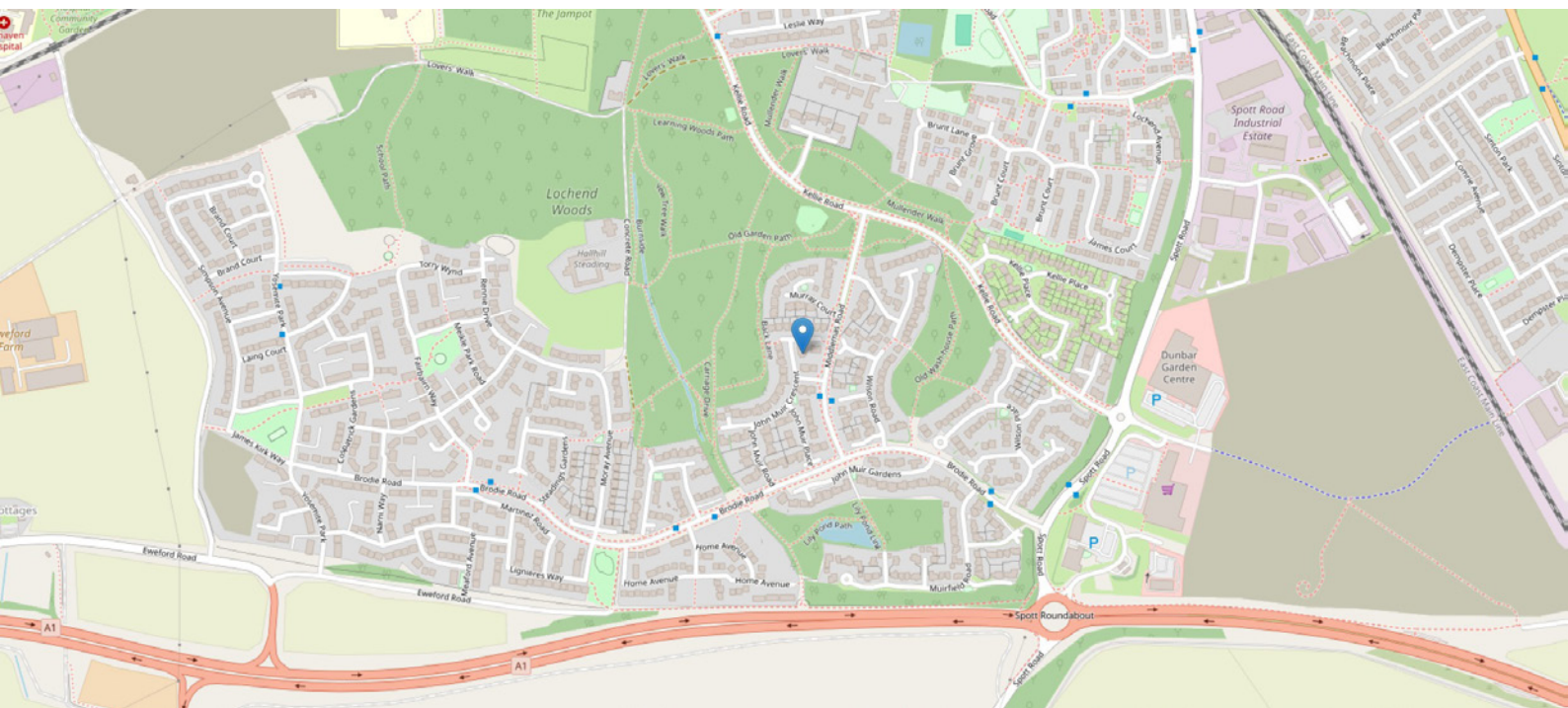


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Dunbar, 30 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 important Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour and are a reminder of more violent times. The high street, which is situated minutes from the property, 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 wide variety 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.

John Muir Country Park and the Lammermuir Hills offer scenic, tranquil landscapes rich in natural history. The cliff top 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 hour's drive from Dunbar.

Located just a ten-minute walk from the local upper primary school and Hallhill Healthy Living Centre, the property is also close to the tranquil Lochend Woods, offering peaceful woodland walks. Dunbar itself is a vibrant coastal town boasting scenic harbours, a range of eateries, a leisure pool, golf courses, the Coast to Coast Surf School, the John Muir Country Park, and more. Excellent transport links, including the nearby A1 and mainline train station, ensure easy access to Edinburgh and beyond.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01506 537 100

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.