



McEwan Fraser Legal
Solicitors & Estate Agents
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20 Fairbairn Way
DUNBAR, EH42 1WQ

THE AREA DUNBAR

EH42 1WQ



Fairbairn Way is located in Taylor Wimpey's extremely popular Gospatrick Grange development in Dunbar. Situated in a convenient position close to the southern edge of Dunbar.

Gospatrick Grange has good transport links, with the A1 providing a quick route to Edinburgh in the west and south to Berwick-upon-Tweed. Just a short distance from the development, Dunbar train station is on the main Aberdeen to London East Coast line. Edinburgh is only twenty-two minutes away via train and the rail route also links with southern towns and cities including Newcastle, York and London Kings Cross, which is a four-hour and twenty-minute journey.

The town is celebrated for its shopping with many independent retailers offering a wide range of goods, many produced and sourced locally, from quality food products such as speciality chocolates, fresh just-off-the-boat fish, smoked salmon, and organic fresh fruit and vegetables, to tasteful home furnishings, garden furniture, china and glassware, and sports accessories.

Dunbar also boasts a bicycle shop, galleries, gift shops, picture framing, delicatessen, home hardware, pet foods, pharmacies, antiques, jewellers, bakeries and cafés. For your weekly shop, Gospatrick Grange is conveniently close to an ADSA superstore which is just a short walk away. There is excellent schooling at both primary and secondary levels.

20 FAIRBAIRN WAY

DUNBAR, EH42 1WQ

McEwan Fraser Legal is delighted to present this beautiful extended two bedroom end terraced property to the market. This property would make an excellent starter home for a couple or young family. Internally, the property has been upgraded beyond the builders initial specifications and viewing is absolutely essential.

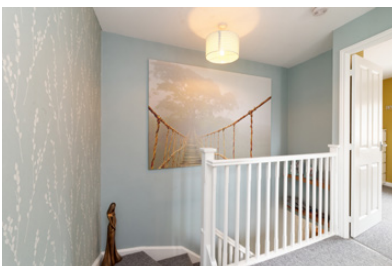
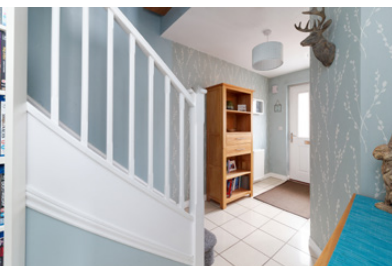
In more detail, the property consists of a welcoming hallway with downstairs WC and wash hand basin. The contemporary kitchen has good storage and preparation space as well as an integrated electric oven, gas hob, cooker hood, fridge freezer and free-standing washing machine. The living room is bright and airy and allows for various furniture configurations. To the rear of the lounge, double doors open into a stunning

orangery which makes for a wonderful dining area. Upstairs there are two bright and airy double bedrooms offering good floor space. The bathroom completes the property internally with shower over bath, wash hand basin, WC and full tiling.

The rear garden is mature, low maintenance and provides a wonderful retreat. The property also benefits from private parking to the rear.



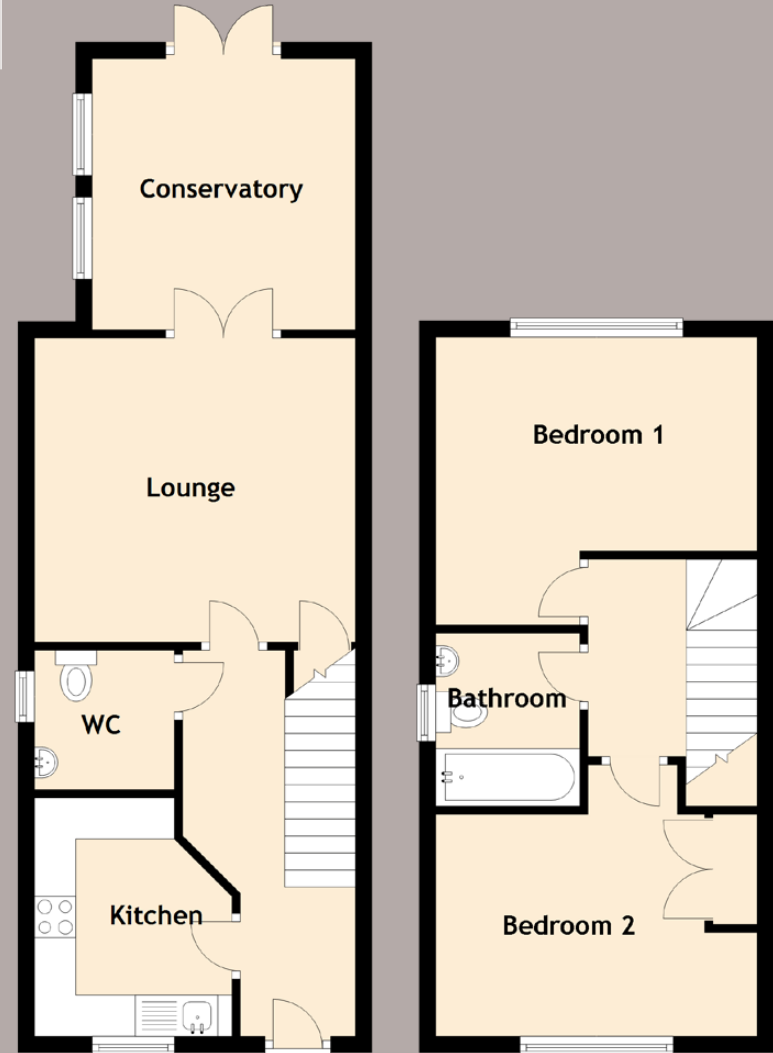
“... BEAUTIFUL
EXTENDED
TWO BEDROOM
END TERRACED
PROPERTY ...”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	3.90m (12'10") x 3.40m (11'2")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Conservatory	3.30m (10'10") x 3.20m (10'6")
WC	1.70m (5'7") x 1.70m (5'7")

First Floor	
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 1.75m (5'9")

Gross internal floor area (m²): 73m² | EPC Rating: C

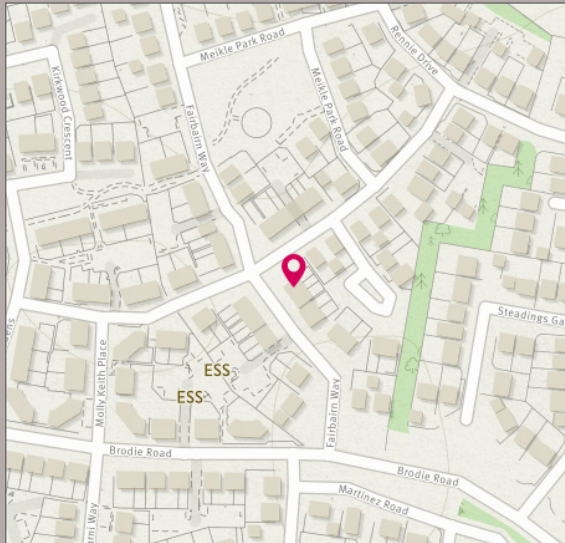


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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