

18 Rotary Court

DUNBAR, EAST LOTHIAN, EH42 1YS



*SPACIOUS THREE BEDROOM
SEMI-DETACHED PROPERTY*



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McEwan Fraser Legal are to present this spacious three-bedroom semi-detached house to the market. Built in 2019, the property is in immaculate condition and enjoys superb proportions throughout. Great emphasis has been placed on the creation of easily managed and free flowing space and the proportions on offer will give the new owner plenty of flexibility to create their dream home.

In more detail the property consists of vestibule leading to a welcoming hallway with storage. The downstairs cloakroom comes with wash hand basin and WC.





The bright and airy lounge allows for free-standing furniture and different furniture configurations. The kitchen comes with floor-to-ceiling units, hob, hood, oven, integrated fridge freezer, dishwasher, washing machine and breakfasting bar. There is also ample space for a table for more formal dining. Access to the back garden can also be found here.









On the upper level there are three good-sized bedrooms all bright and airy and all allowing for a full suite of free-standing furniture if required.

The master and the second bedroom also benefit from integrated storage. The master also benefits from an en suite, comprising walk-in shower, wash hand basin and WC.





Bedroom 1









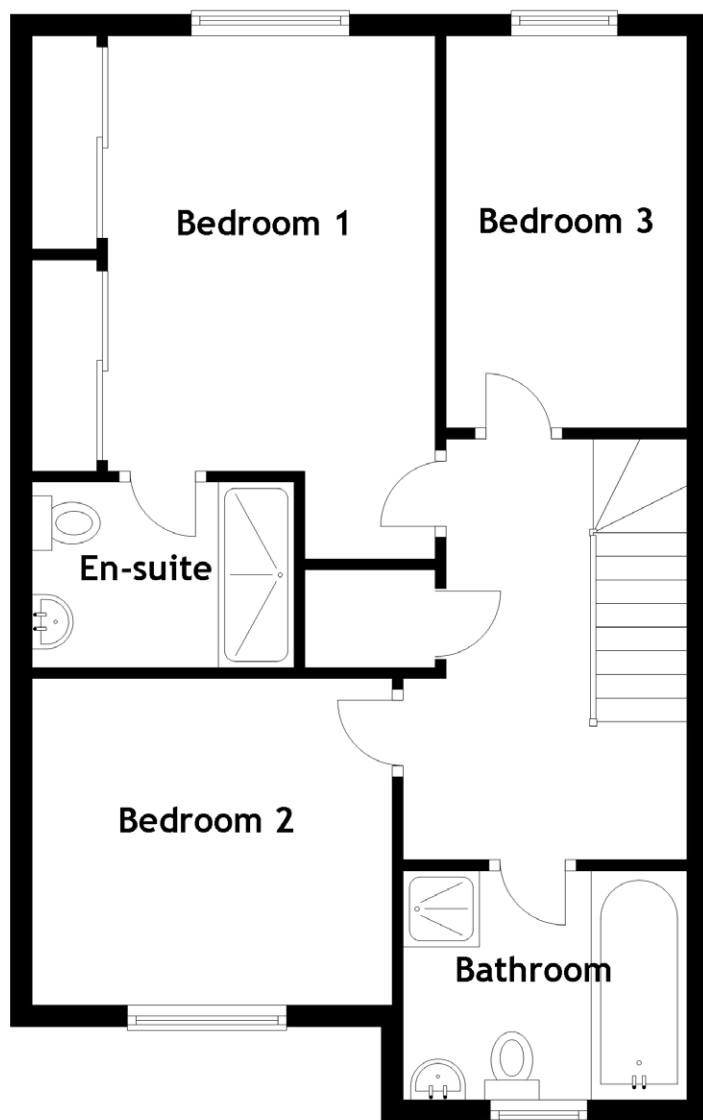
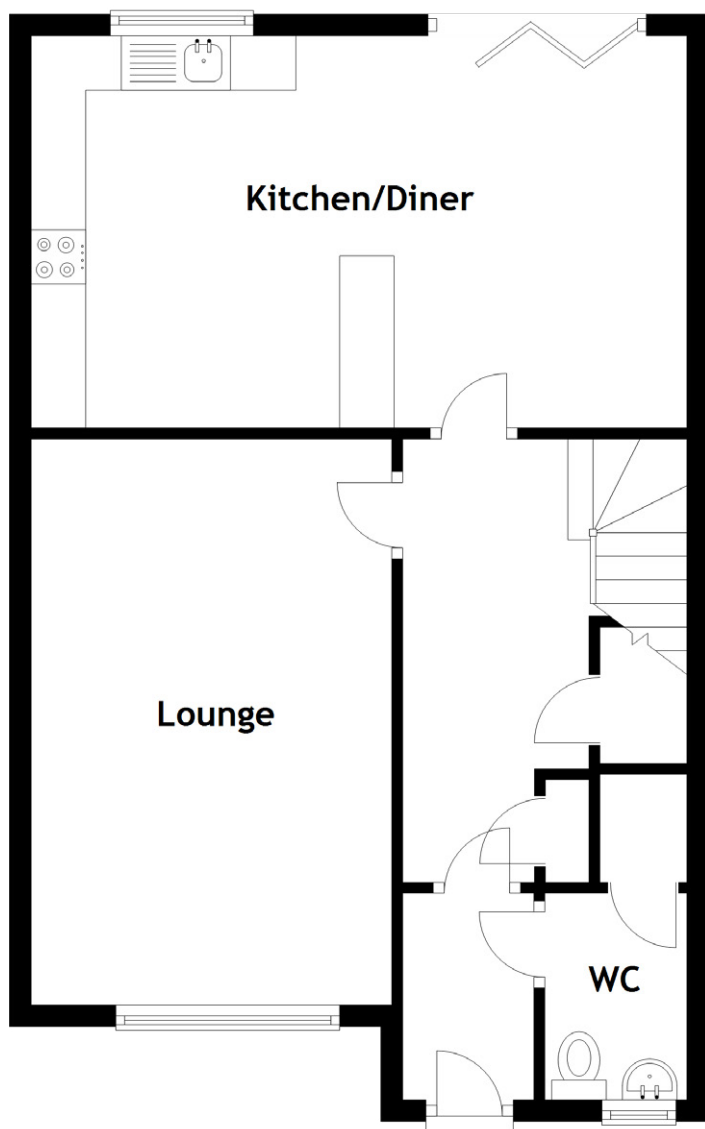
Bedroom 2





Bedroom 3



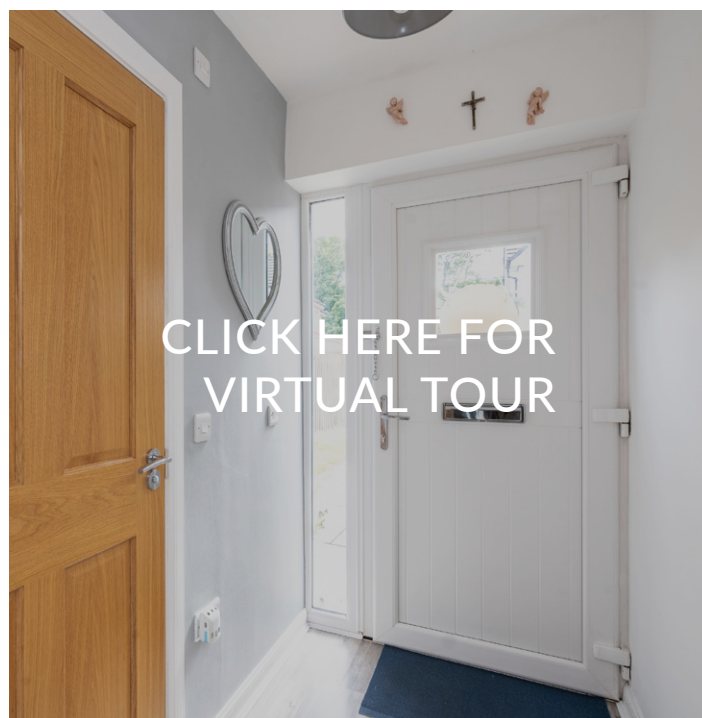


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.30m (10'10")
Kitchen/Diner	6.01m (19'9") x 3.60m (11'10")
WC	1.90m (6'3") x 1.30m (4'3")
Bedroom 1	4.00m (13'1") x 1.81m (5'11")
En-suite	2.40m (7'11") x 1.70m (5'7")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	2.30m (7'7") x 2.21m (7'3")
Bathroom	2.60m (8'7") x 2.10m (6'11")

Gross internal floor area (m²): 116m²

EPC Rating: B





Externally the front is low maintenance with parking for two cars, there is a generous enclosed rear garden and solar panels for increased energy efficiency.



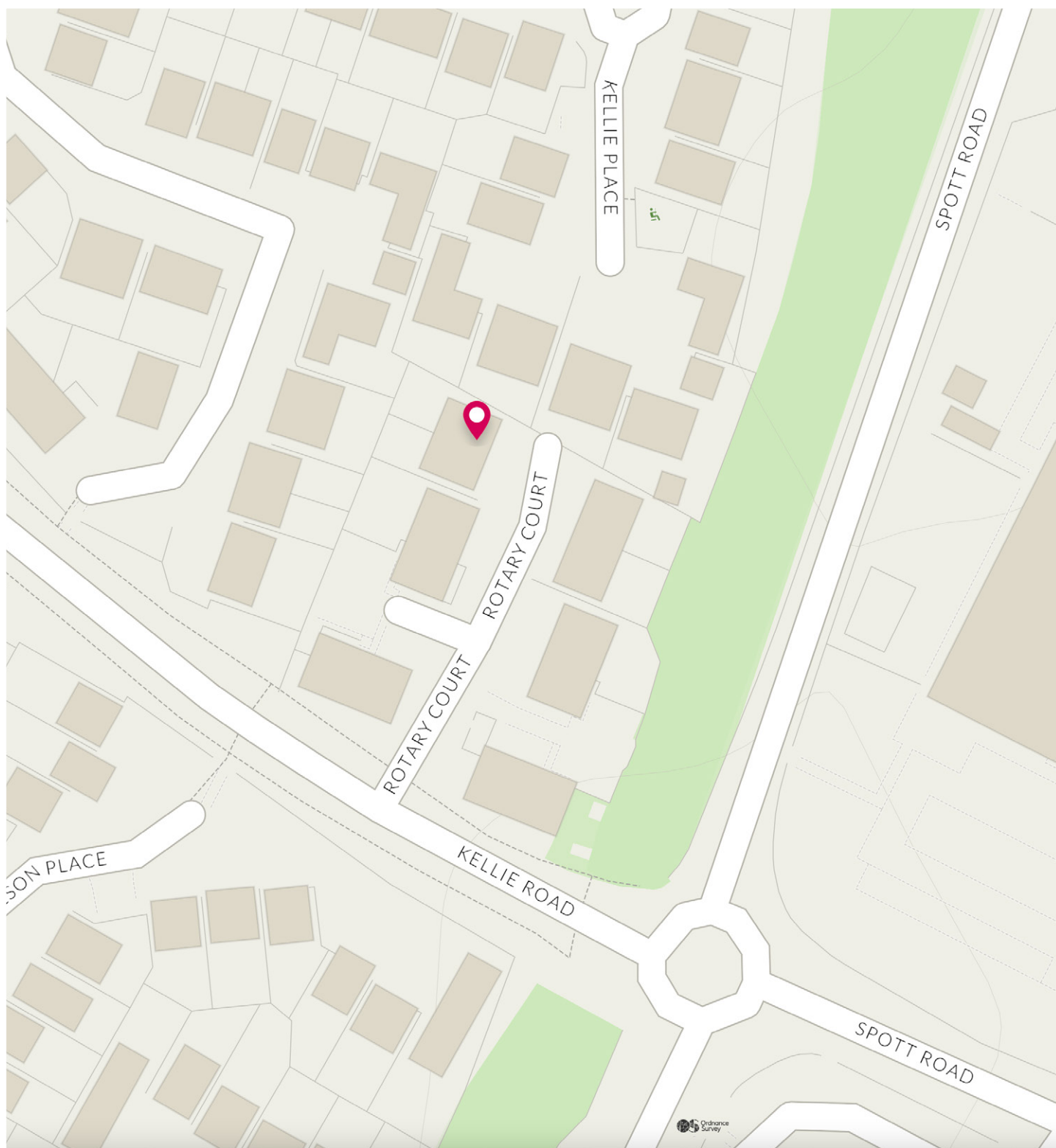




Dunbar, thirty miles east of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline, and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins 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. It is very easy to reach by road, rail, and air. Dunbar is only half a mile from the main A1 trunk road. The inter-city line between Edinburgh and London passes through the town and Edinburgh International Airport is a pleasant hours' drive from Dunbar.

The Location



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Part
Exchange
Available



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