

1 Brunt Grove

DUNBAR, EAST LoTHIAN, EH42 1YG



WONDERFUL THREE BEDROOM
FAMILY HOME



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Viewing is essential to fully appreciate the high-quality finish of this property. 1 Brunt Grove is a delightful and spacious three-bedroom family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

The entrance vestibule leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious lounge has a front-facing window and large storage cupboard. French doors leading to the dining room, which has further French doors leading to the deck area in the back garden as well as access to the kitchen. The kitchen/dining room is a good size and features a range of quality fitted and finished floor and wall mounted units with integrated appliances and space for a table and six chairs, there is a separate walk-in storage cupboard and handy WC.

To the upper level, there are three good-sized double bedrooms two of which offer double wardrobes; the quality sized family bathroom with power shower completes the internal accommodation on offer.

The Location



Kitchen/diner





bedroom 1





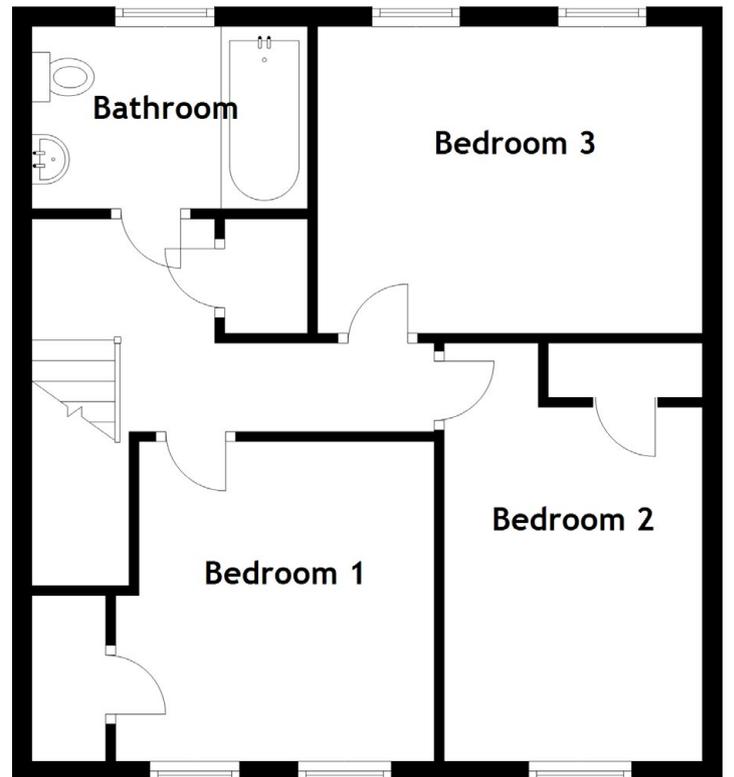
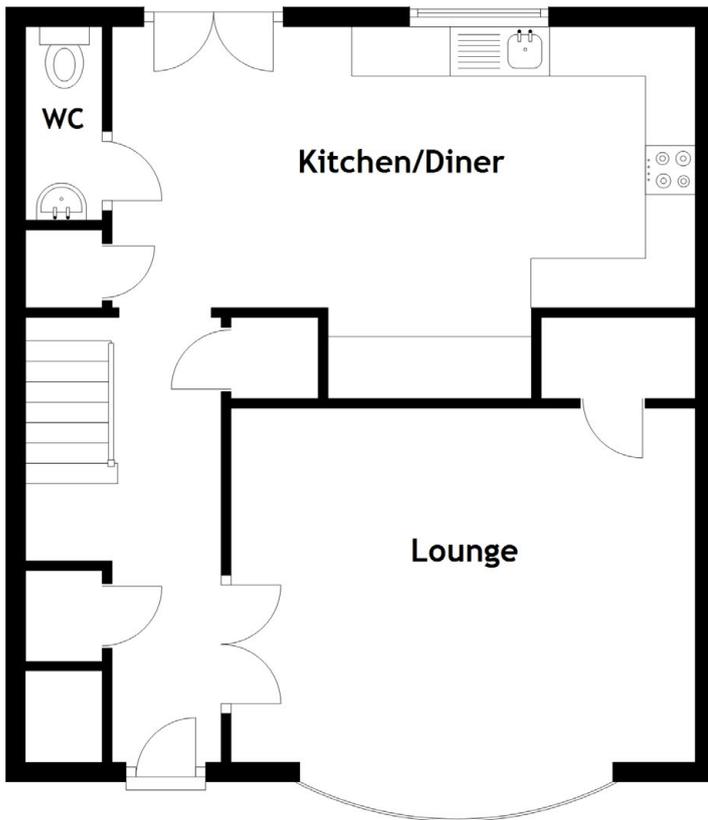
bedroom 2





bedroom 3





Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.86m (19'3") x 2.85m (9'4")	Bedroom 3	3.66m (12') x 3.11m (10'3")
Lounge	4.67m (15'4") x 3.58m (11'9")	Bathroom	2.77m (9'1") x 1.85m (6'1")
WC	1.96m (6'5") x 0.77m (2'6")	Gross internal floor area (m ²): 119m ²	
Bedroom 1	3.24m (10'8") x 3.20m (10'6")	EPC Rating: D	
Bedroom 2	4.24m (13'11") x 2.59m (8'6")		

Ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment. In addition, there is a fully powered and heated Lazy spa hot tub.





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 is 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.

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.

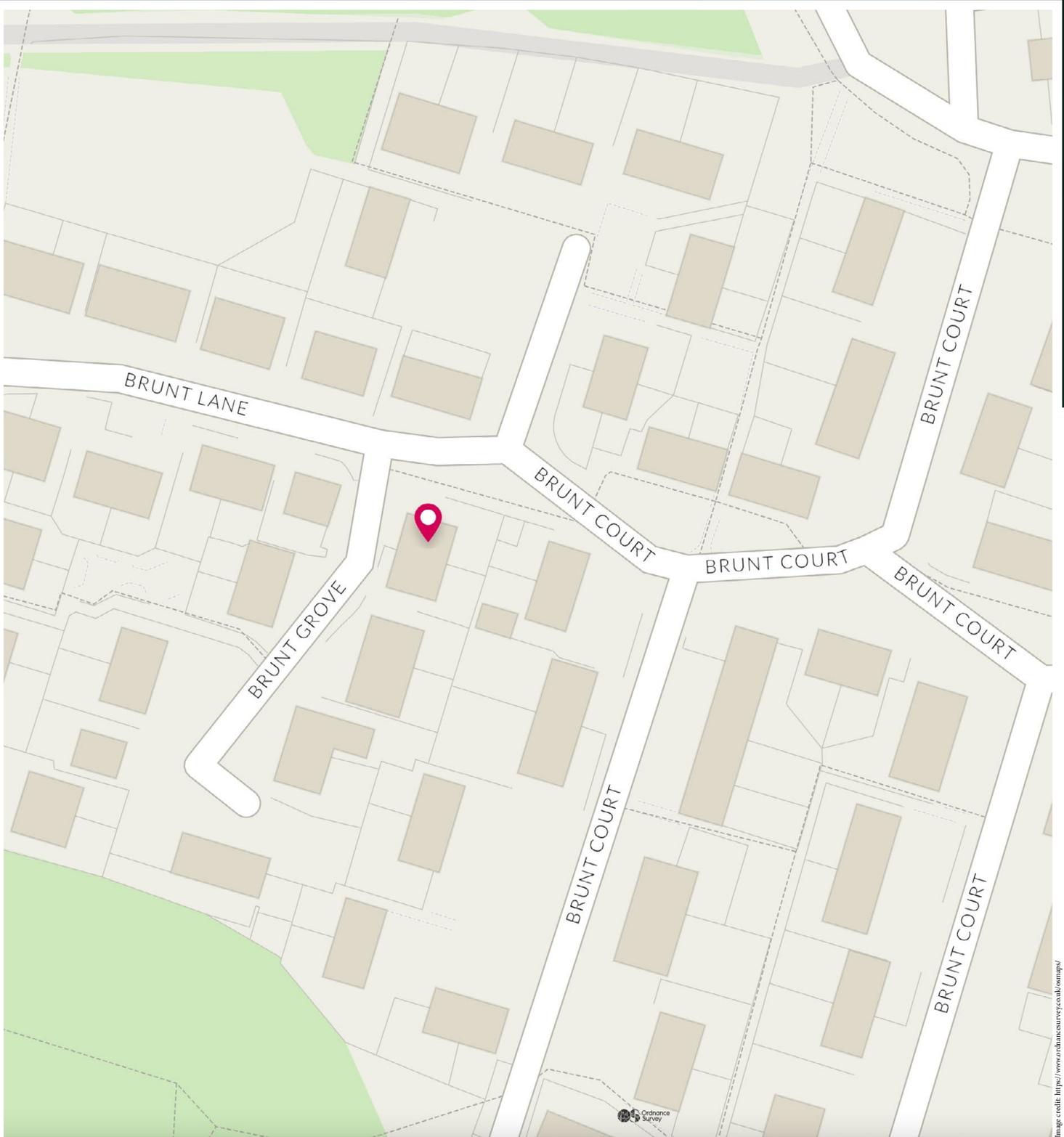


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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