

3 Meaford Avenue

DUNBAR, EAST LoTHIAN, EH42 1FG



SPACIOUS FOUR BEDROOM DETACHED HOME IN EAST LoTHIAN'S POPULAR SEASIDE TOWN OF DUNBAR



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McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom family home in the popular seaside town of Dunbar in East Lothian.

Inside, the property comprises a spacious living area which leads into the well-proportioned dining room through double doors making for an excellent family living space. The living room offers multiple options for furniture arrangements.





The fully equipped kitchen is accessed from the main hallway and has French doors out to the private rear garden. The kitchen is fitted with a double oven, gas hob and integrated white goods appliances.







The house has four bedrooms ranging in size from master bedroom to bedroom four. All bedrooms offer excellent space for bedroom storage and furniture.







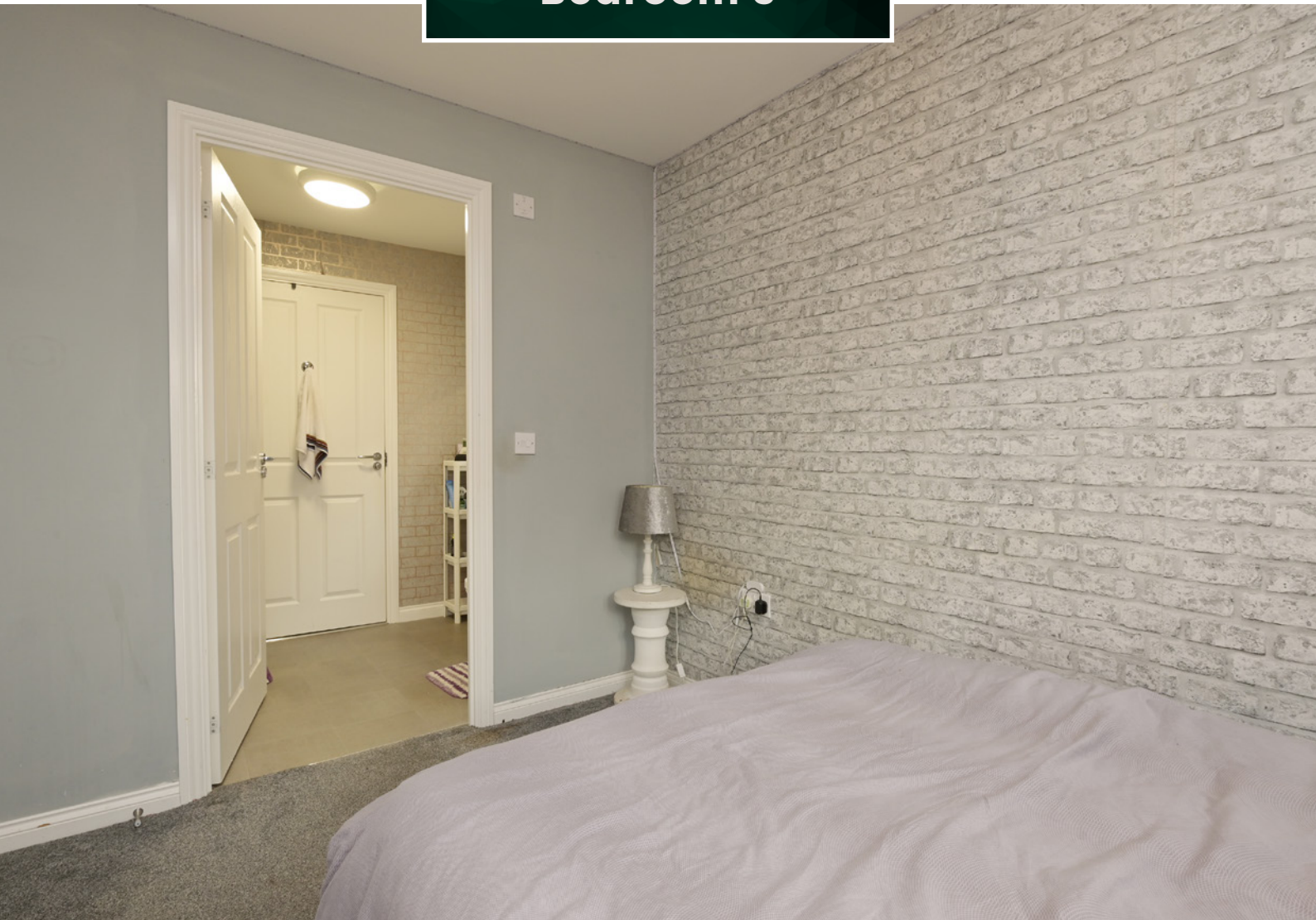
Bedroom 2







Bedroom 3





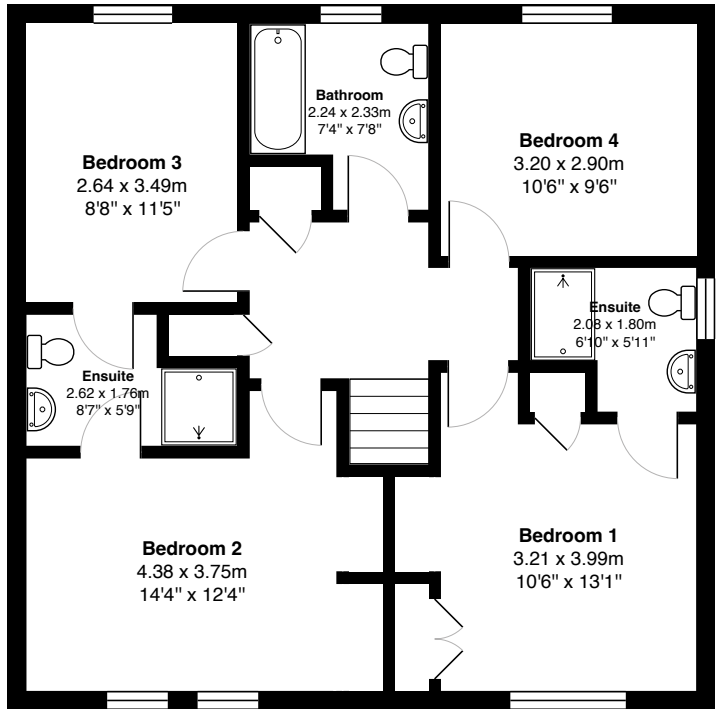
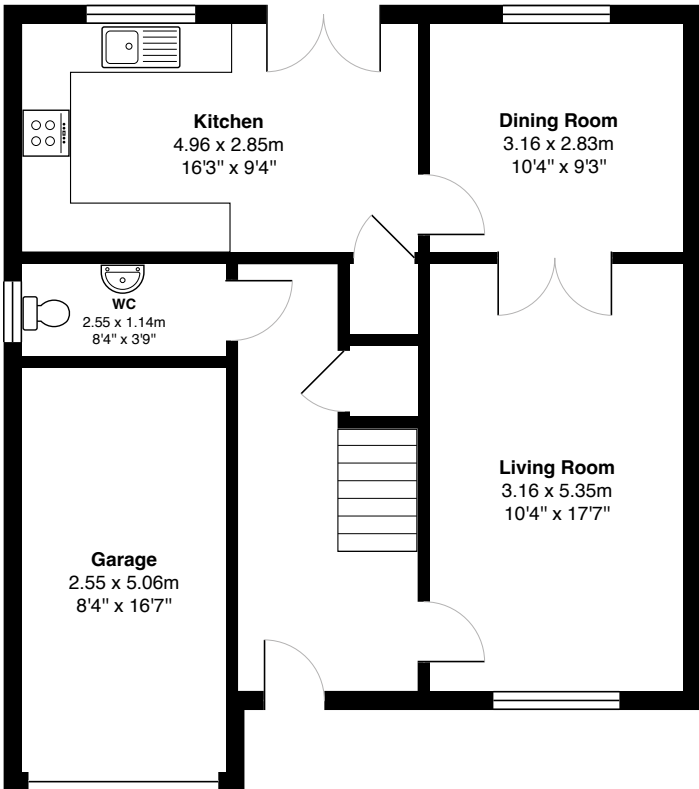
Bedroom 4





There is one main family bathroom on the first floor which is fitted with a modern three-piece suite, master bedroom en suite and also a shared en suite (Jack and Jill) shower room between bedrooms two and three. In addition, you will find a WC on the ground floor.





Gross internal floor area (m²): 124m²

EPC Rating: B



The house boasts a single garage and off-street parking for two cars. In addition, the property includes private front and rear gardens which are well maintained and benefit from being a modern built home which makes for a warm and cost-effective home year-round.

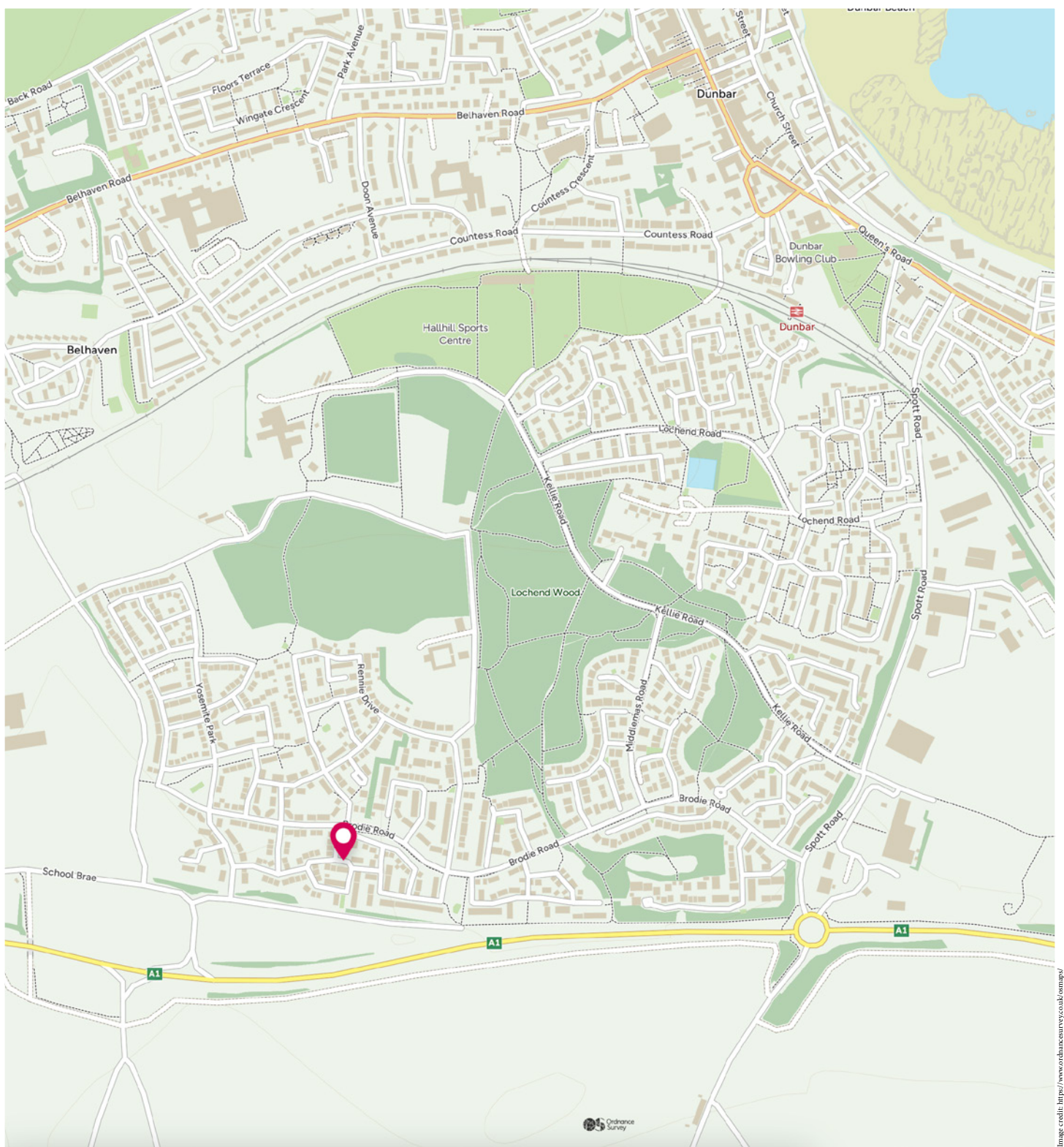






Dunbar, 30 miles East of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most important Scottish fortresses in the Middle Ages. Its ancient castle ruins 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. 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. 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 an hour's drive from Dunbar.



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