

# 5 Kings Court

DUNBAR, EAST LOTHIAN, EH42 1ZG



*Generous five-bedroom detached house forming part of a small bespoke modern development very close to Dunbar High Street, the train station, and about a 5-minute walk from the East Beach*



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McEwan Fraser is delighted to present this generous five-bedroom detached house to the market. The property forms part of a small bespoke modern development very close to Dunbar High Street, the train station, and about a 5-minute walk from the East Beach. Situated in the Dunbar Conservation Area, the development was completed by Dundas Estates in 2017, and the house will benefit from the remainder of its original NHBC structural warranty. 5 Kings Court is only the third home to be offered for resale on the open market reinforcing the exclusive nature of the development. The property enjoys a superb position on the corner of the development which means it has a very large garden with an exceptional view of Dunbar Parish Church. The position of the development close to the station means that it can take less than 30 minutes from your front door to the platform in Waverly Station.

# THE LIVING ROOM

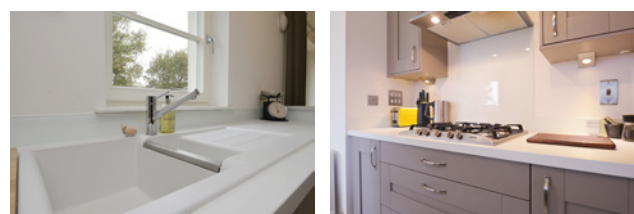


Internal accommodation is focused on a spacious bay-fronted living room which is naturally bright and neutrally decorated. A bespoke media wall offers excellent storage and the proportions available will give a new owner plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN/DINER



The ground floor also boasts a beautiful family kitchen that has ample space for a dining table and additional sofas. A full range of base and wall-mounted units offer generous prep and storage space and there is a range of SMEG integrated appliances including a 5-ring gas hob, the cooker hood, a microwave, an oven, a grill, a wine fridge, a dishwasher, and a fridge freezer. The attached utility room gives further storage space and laundry facilities. The kitchen has two sets of French doors opening into the rear garden. There is an internal door from the utility room to the large, fully insulated, integral garage and a WC under the stairs.





# THE UTILITY





Climbing the stairs, the wide landing has natural light and gives access to four double bedrooms, a large single bedroom, the family bathroom, and a large loft for additional storage space. Bedroom one is a beautifully proportioned room with integrated wardrobes, excellent levels of natural light, plenty of space for freestanding bedroom furniture, and an attached en-suite shower room which has a contemporary suite with a rainfall shower and partial tiling. Bedroom two enjoys similar proportions and also boasts integrated wardrobes and a further stylish en-suite shower room. Bedrooms three and four are ample double bedrooms with integrated wardrobes. Bedroom five is a large single bedroom that would make an ideal nursery or home office. The family bathroom completes the internal accommodation and enjoys a three-piece white suite, partial tiling, and a mains shower over the bath.

## THE BATHROOM



# BEDROOM 1



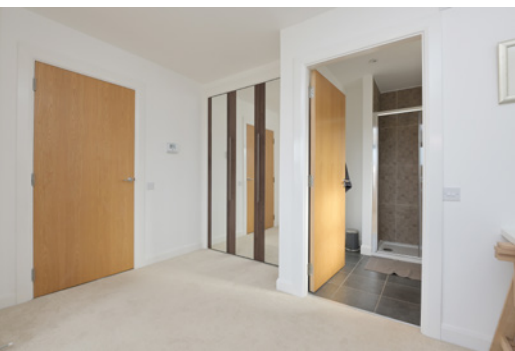
an attached en-suite shower room which has a contemporary suite with a rainfall shower



# BEDROOM 2



boasts integrated wardrobes and a further stylish en-suite shower room





# BEDROOM 3



# BEDROOM 4



# BEDROOM 5



Gas central heating, double glazing, extensive solar panels, and a battery system ensure a cosy and efficient home all year round.

Externally, Kings Court is a small development arranged around a well-maintained central green. The house has a double driveway leading to a double integral garage and an electric car charger has been installed. The front garden is laid to lawn and bordered by a mature hedge in keeping with neighbouring properties. The large enclosed rear garden is particularly impressive for a modern house. There is a large lawn, mature trees, and a dedicated patio area for entertaining.

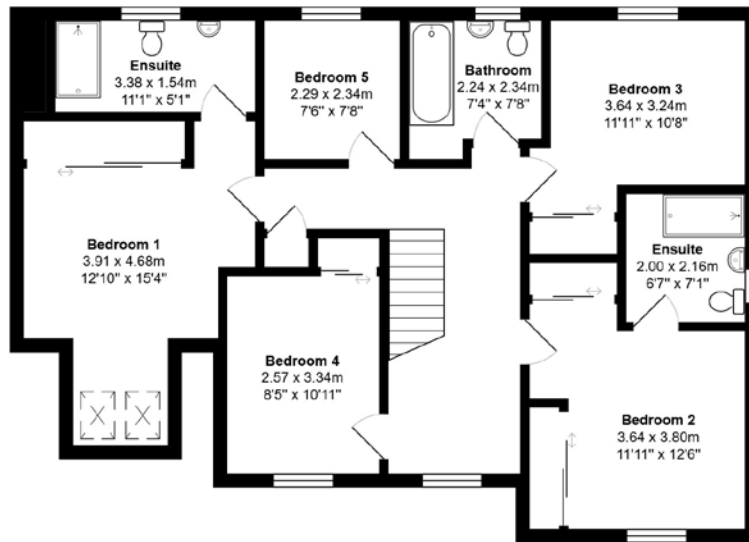
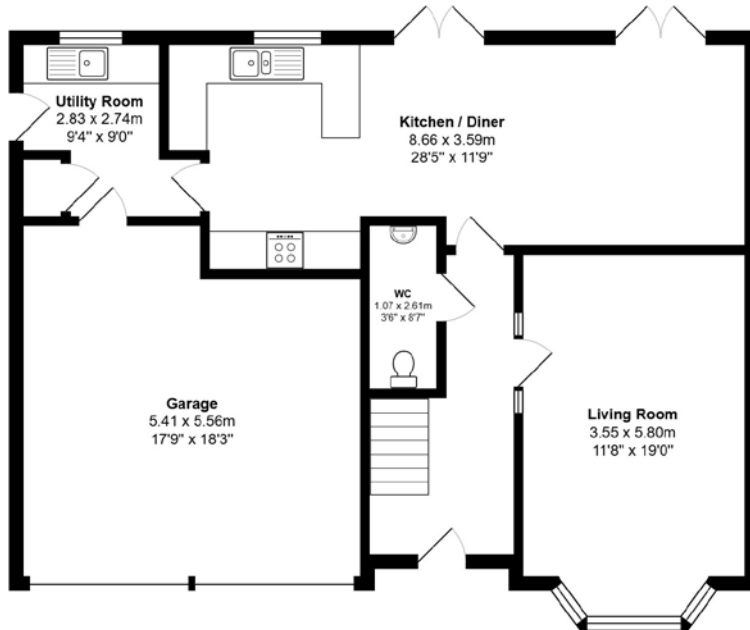
This is a rarely available property in a superb location. A viewing will be crucial to fully appreciate both the quality of the house and the benefits afforded by the central location.

# EXTERNALS



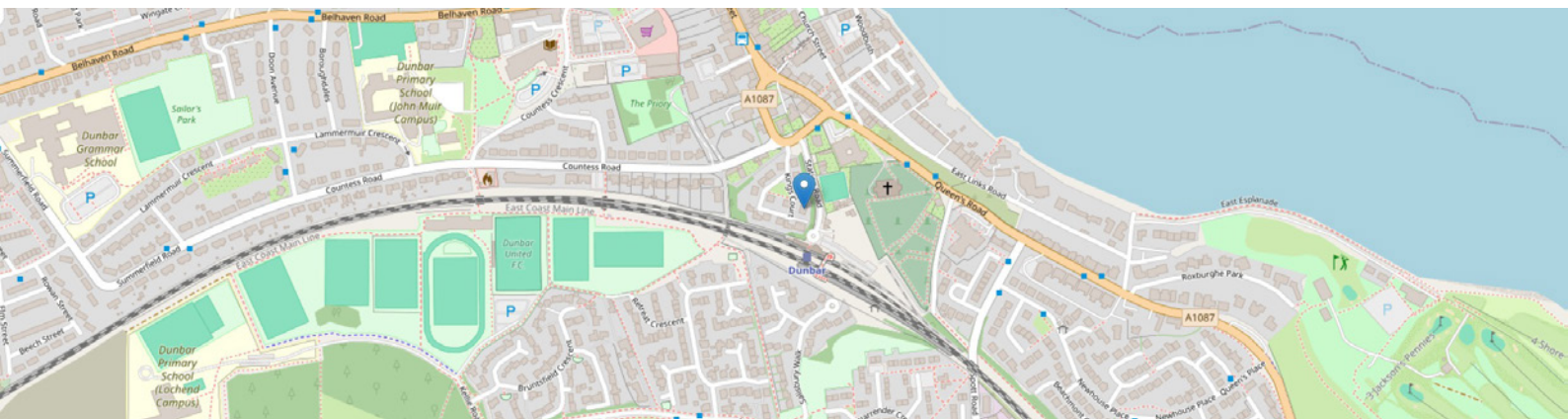


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross garage floor area (m<sup>2</sup>): 30m<sup>2</sup> | Gross internal floor area (m<sup>2</sup>): 155m<sup>2</sup> | Gross combined floor area (m<sup>2</sup>): 185m<sup>2</sup>  
EPC Rating: A



# THE LOCATION

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 and 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 two acclaimed golf courses in Dunbar and Dunbar Golf Club is currently undergoing a period of redevelopment which will include a new golf academy.

The John Muir Country Park and the Lammermuir Hills offer scenic and 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 lifestyle 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. Dunbar sits on the East Coast mainline line connecting Edinburgh Waverley (21-25 minutes) with London King's Cross.



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