



Immaculate four-bedroom detached family home with a stunning south-facing open-plan kitchen and garden in a sought-after Dunbar location



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Brought to market in immaculate condition, this impressive four-bedroom detached house offers an ideal family home in a sought-after Dunbar location.

THE LIVING ROOM



Step inside the welcoming entrance hallway. On your left sits the spacious living room, providing a comfortable and versatile space for everyday living.

THE DINING/SITTING ROOM



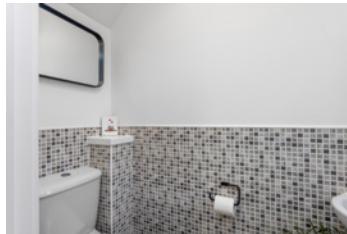
To the rear of the property lies the true heart of the home: a large, south-facing open-plan kitchen and dining/sitting room, flooded with natural light. This outstanding space was created through the conversion of part of the garage, resulting in a bright and expansive room perfectly suited to modern family life.



The contemporary kitchen is fitted with a large island that doubles as a dining space, along with integrated appliances including an induction hob, double oven, dishwasher, washing machine/dryer and a large fridge and freezer. The second part of the room is currently arranged as a relaxed living area, though it would comfortably accommodate a generous dining table if preferred. Two sets of French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A convenient ground-floor WC completes the accommodation on this level.

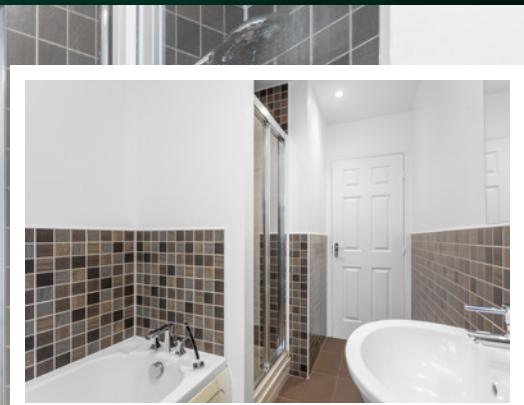
THE KITCHEN





Upstairs, the property offers three well-proportioned double bedrooms and a single bedroom, ideal as a home office or nursery. Two of the bedrooms benefit from modern en-suite shower rooms, while a stylish four-piece family bathroom serves the remaining rooms.

THE BATHROOM



BEDROOM 1



“ Two of the bedrooms benefit from modern en-suite shower rooms



BEDROOM 2



BEDROOMS 3 & 4



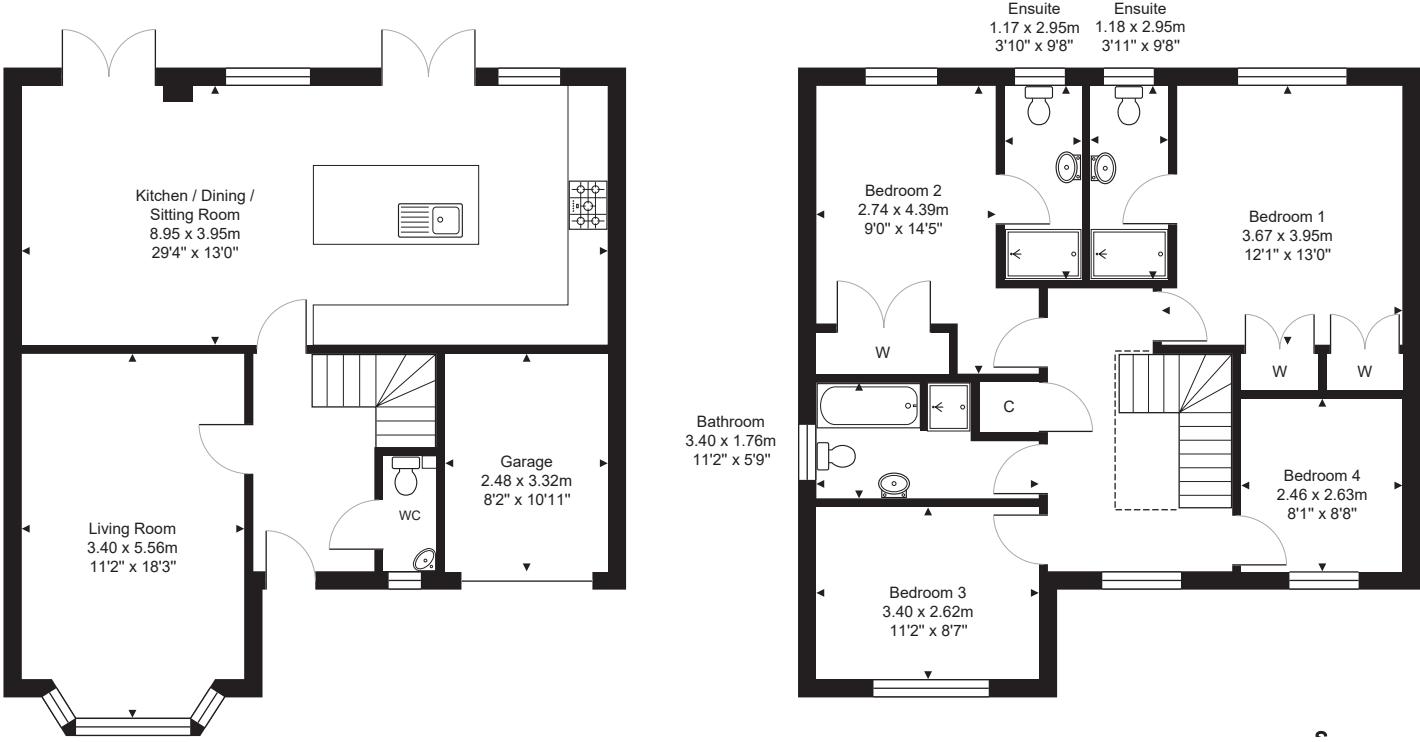
Externally, the home continues to impress. The large, south-facing rear garden features decking and a dedicated space for a hot tub, making it perfect for entertaining or relaxing. To the front, a two-car driveway provides access to the garage, offering additional storage and off-street parking.

This immaculate home combines generous accommodation, modern design and excellent outdoor space, making it a superb choice for families looking to settle in Dunbar.

EXTERNALS

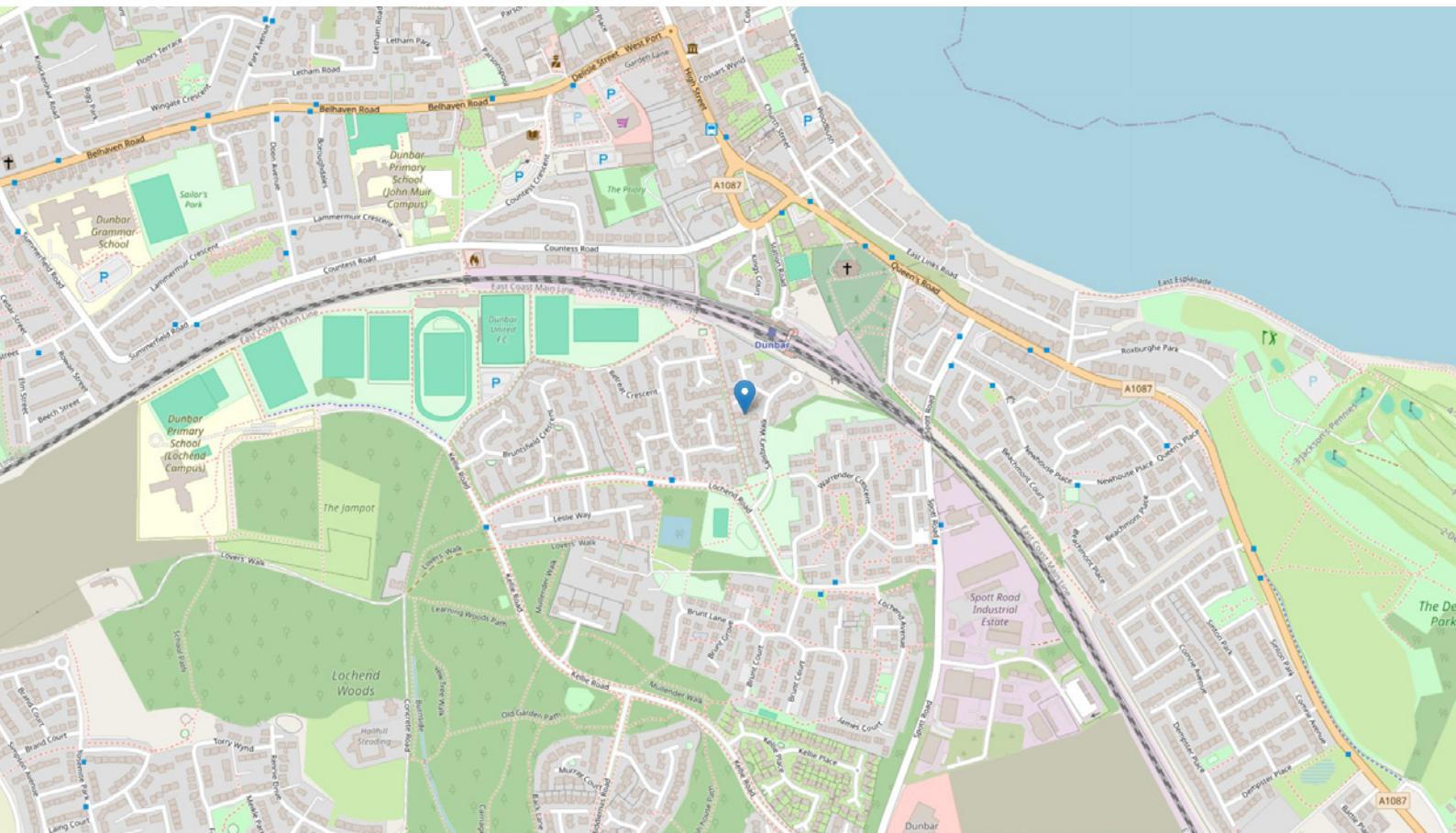


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 136m² | EPC Rating: B



THE LOCATION

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 are 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. In fact, Dunbar has such a wide variety 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.

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. The inner city line between Edinburgh and London passes through the town, and the International Airport at Edinburgh is a pleasant hour's drive from Dunbar.



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