

5 Lauderdale Crescent

DUNBAR, EAST LOTHIAN, EH42 1AN



Spacious detached family home beautifully proportioned living accommodation set within generous gardens in sought-after Dunbar



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Presented by McEwan Fraser Legal, this impressive three-bedroom detached home offers spacious and versatile accommodation, complemented by generous gardens, private off-street parking, and a substantial double garage. Occupying a desirable plot in the sought-after coastal town of Dunbar, the property is ideally suited to families, professionals, and those seeking flexible living space both inside and out.

THE LIVING ROOM



The main entrance opens into a spacious foyer featuring attractive glazing and laminate flooring, creating a bright and welcoming first impression. This leads through to a generous hallway finished in neutral décor with warm wood accents, offering practical storage solutions and ample wall space, ideal for display furniture and artwork. The living room is exceptionally well proportioned and enjoys an abundance of natural light through large full-height windows. Neutral décor and spacious dimensions create a bright, airy environment that is perfect for both relaxing and entertaining.

THE KITCHEN/DINER



The heart of the home is the impressive kitchen and dining area. This bright and spacious room is enhanced by a striking wall of floor-to-ceiling glazing which floods the space with natural light while providing attractive views over the garden. The kitchen is fitted with a range of white cabinetry, complemented by light wood-effect worktops and tiled splashbacks. Generous floor space provides ample room for a variety of white goods, while direct access to both the driveway and rear garden adds further practicality.





The property offers three well-proportioned bedrooms, all presented in neutral décor. The principal bedroom benefits from built-in double wardrobe storage, while another bedroom is currently utilised as a home study, demonstrating the flexibility of the accommodation.

There are two shower rooms serving the property. The larger shower room is finished with beige marble-effect wall panelling, white tiling, and a beige wet-floor finish, complete with a contemporary floor-to-ceiling glazed shower enclosure. The second shower room is finished in a bright white colour palette and incorporates a walk-in shower with glazed double doors.

THE SHOWER ROOM



THE SHOWER ROOM 2



BEDROOM 1



BEDROOMS 2 & 3



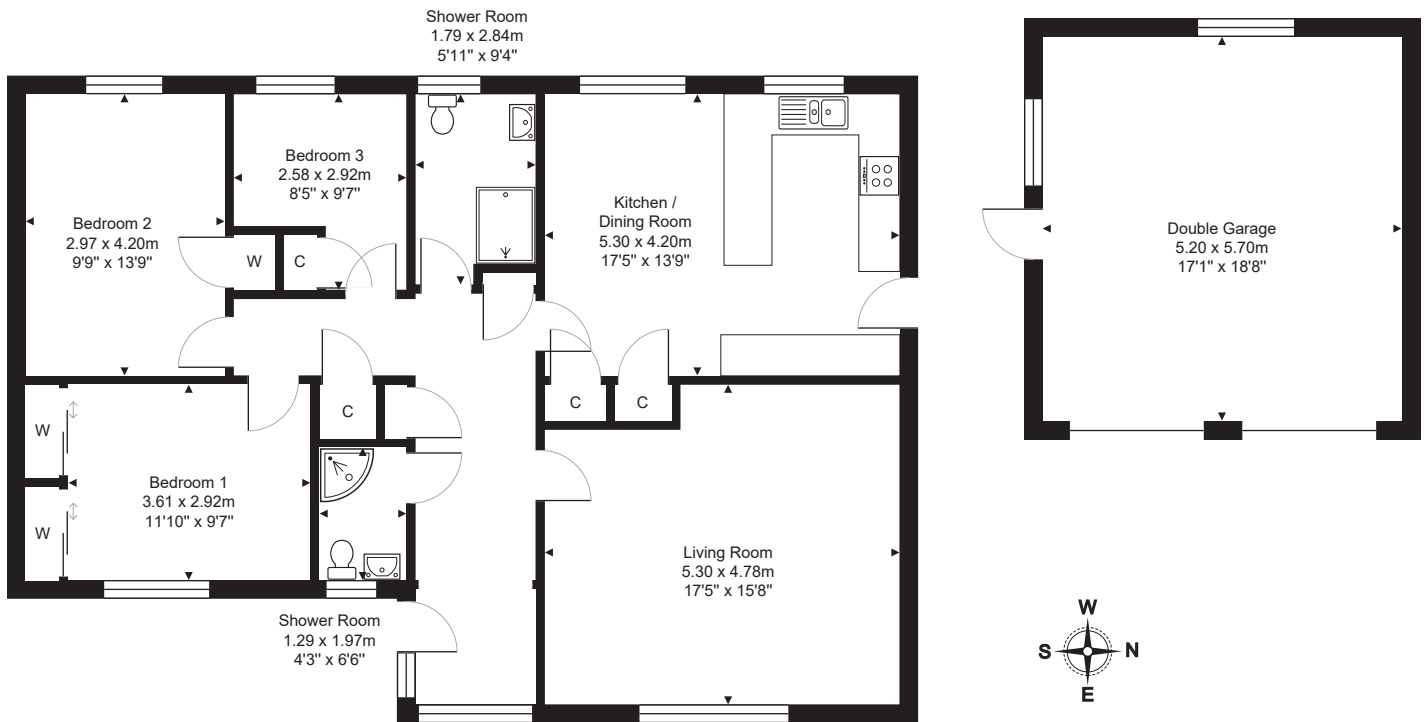
Externally, the property enjoys attractive front gardens laid with a combination of lawn, decorative stone chips, mature planting, and hedging. To the side, a private driveway provides off-street parking and leads to a substantial double garage.

The generous rear garden is laid predominantly with stone paving, lawn, mature hedging, and established planting, creating a private outdoor space with excellent potential for further landscaping enhancements or future development, subject to the appropriate permissions.

EXTERNALS

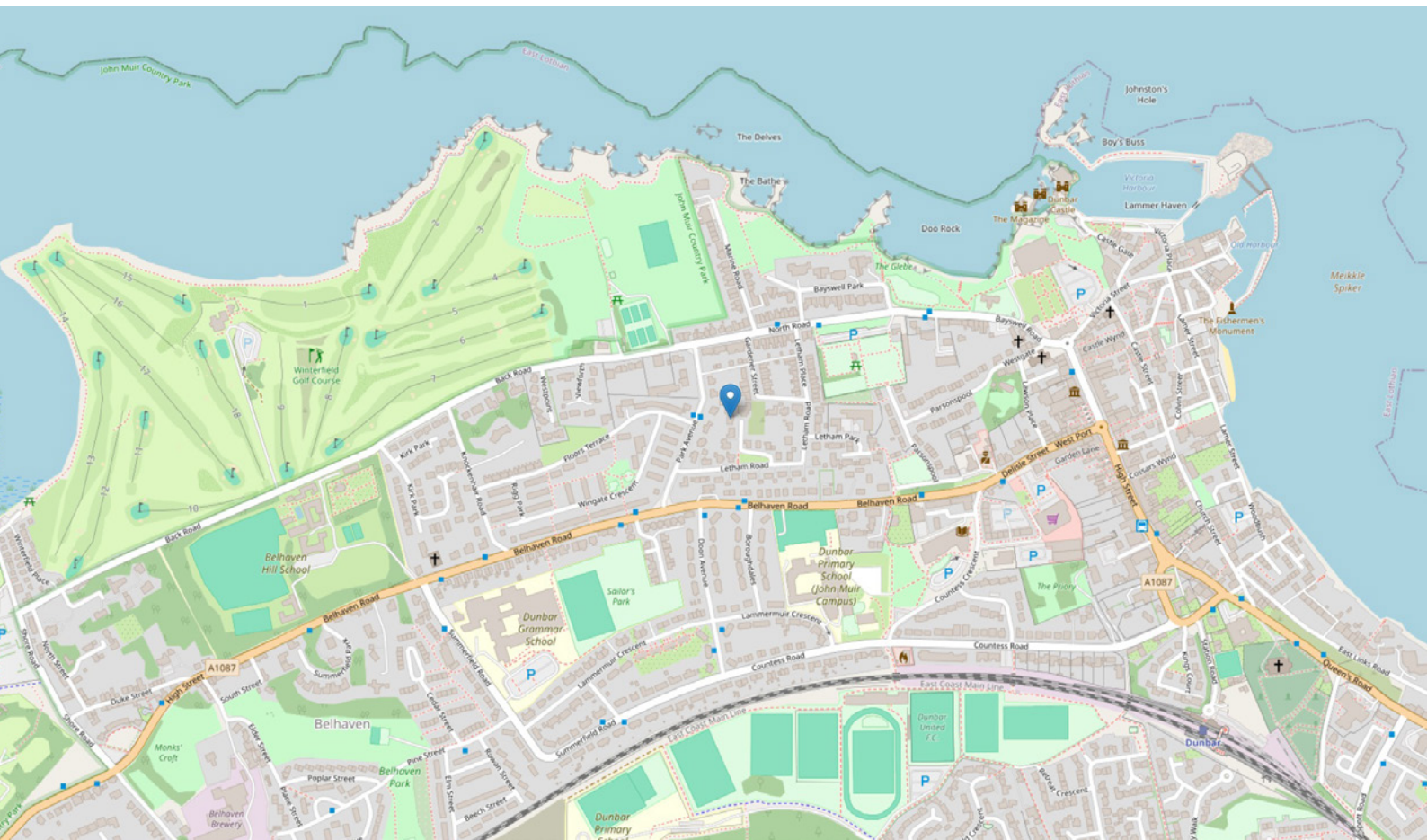


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 105m² | EPC Rating: D



THE LOCATION

Dunbar is a highly desirable coastal town in East Lothian, renowned for its attractive coastline, historic harbour, and excellent quality of life.





The town offers a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities, and well-regarded schooling at both primary and secondary levels.

Excellent transport links include a railway station providing regular services to Edinburgh and beyond, while the A1 offers convenient road access throughout East Lothian and into the capital.

Residents also benefit from an abundance of outdoor pursuits, including beautiful beaches, coastal walks, golf courses, and nearby countryside, making Dunbar a popular choice for families, professionals, and retirees alike.




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