




McEwan Fraser Legal
Solicitors & Estate Agents
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15 Haines Drive

DUNBAR, EH42 1FA



Dunbar

EH42 1FA

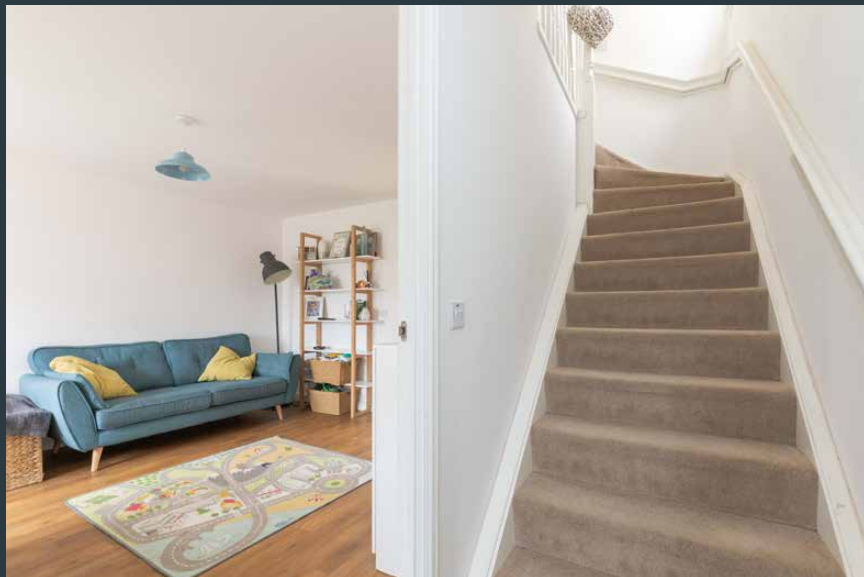
Haines Drive is located in the extremely popular Earl's Gate development in Dunbar, situated in a convenient position close to the southern edge of Dunbar.

Earls Gate has good transport links as the A1 provides a speedy route to Edinburgh to the west and south to Berwick-upon-Tweed. Just a short distance from the development, Dunbar train station is on the main Aberdeen to London East Coast line. Edinburgh is only twenty-two minutes away via train and the rail route also links with southern towns and cities including Newcastle, York and London Kings Cross, which is a four-hour and twenty-minute journey.

The town is celebrated for its shopping with many independent retailers offering a wide range of goods, many produced and sourced locally, from quality food products such as speciality chocolates, fresh just-off-the-boat fish, smoked salmon, and organic fresh fruit and vegetables, to tasteful home furnishings, garden furniture, china and glassware, and sports accessories. Dunbar also boasts a bicycle shop, galleries, gift shops, picture framing, delicatessen, home hardware, pet foods, pharmacies, antiques, jewellers, bakeries and cafés.

For your weekly shop, Earls Gate is conveniently close to an ADSA superstore which is just a short walk away. There is excellent schooling at both primary and secondary levels.





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McEwan Fraser Legal is delighted to give you the opportunity to acquire this superb three end-terraced villa which is presented to the market in excellent internal condition. This modern build property comes with the benefit of an ongoing NHBC warranty and enjoys an enviable plot in a family-friendly development.

The house sits on a generous plot with a good size rear garden and a driveway to the front. Entering via the front door, you find a welcoming hallway which includes a WC and access to the first floor. You get an immediate impression of space and light as you head towards the generous reception room. Arranged to offer flexibility and individuality, there is ample space for a variety of different furniture layouts and the room is finished off with neutral decor and quality laminate flooring. The charming kitchen diner is accessed directly from the reception room. Finished to the highest contemporary standards, the kitchen benefits from a generous range of base and wall mounted units giving an admirable amount of prep and storage space. Five ring gas hob, electric oven, grill, dishwasher and fridge freezer are all integrated. French doors open onto the rear garden which includes both patio and lawn.

Climbing the stairs, accommodation includes three bedrooms, a bathroom and a large loft space for additional storage. The generous master bedroom faces the front of the property and is filled with natural light. There is ample space for a large double bed and plenty of free-standing furniture. The master benefits from access to an en-suite shower room. The second bedroom is a rear-facing double and sits adjacent to the third bedroom, a good-sized single. Internal accommodation is completed by a contemporary master bathroom which includes a three-piece white suite.

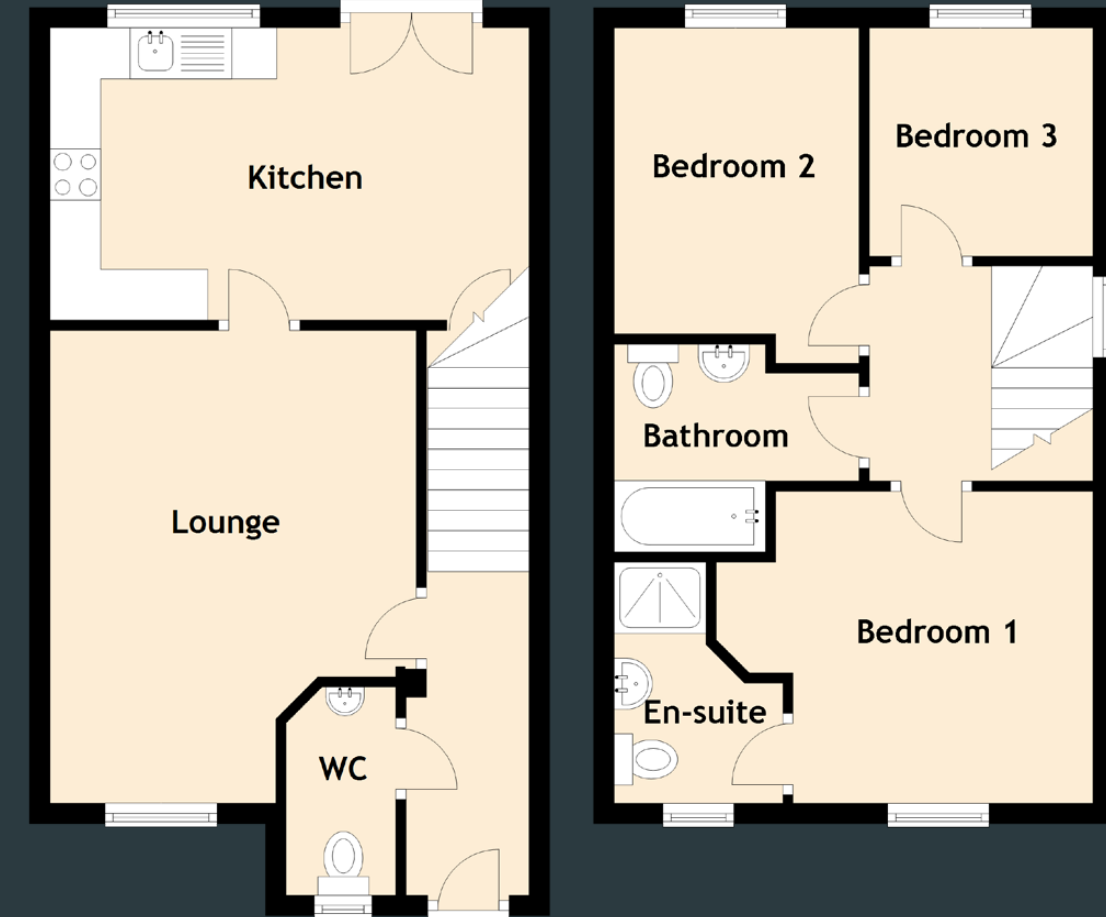
This is a fantastic house which must be viewed to be fully appreciated.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.64m (15'3") x 3.60m (11'10")
Kitchen	4.71m (15'5") x 2.87m (9'5")
Bedroom 1	3.71m (12'2") x 3.14m (10'4")
En-suite	2.42m (7'11") x 0.90m (3')
Bedroom 2	3.29m (10'10") x 2.43m (8')
Bedroom 3	2.24m (7'4") x 2.20m (7'3")
Bathroom	2.41m (7'11") x 2.04m (6'8")
WC	2.04m (6'8") x 1.08m (3'7")

Gross internal floor area (m²): 74m² | EPC Rating: C

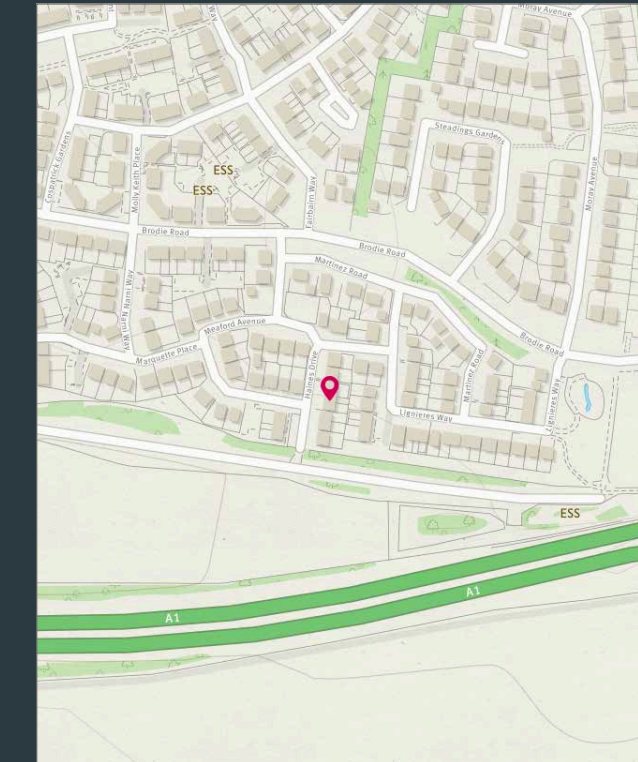


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