



McEwan Fraser Legal
 Solicitors & Estate Agents
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11 Poplar Street
 DUNBAR, EAST LoTHIAN, EH42 1PG

DUNBAR

EAST LoTHIAN, EH42 1PG

The property is set in an established residential area of Dunbar approximately thirty miles east of Edinburgh on the A1. Dunbar 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 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, venues and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services, restaurants and independent retailers. 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 many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses. Both primary and secondary schools are within easy walking distance as is the award winning Belhaven Beach.

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 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 hours drive from Dunbar.



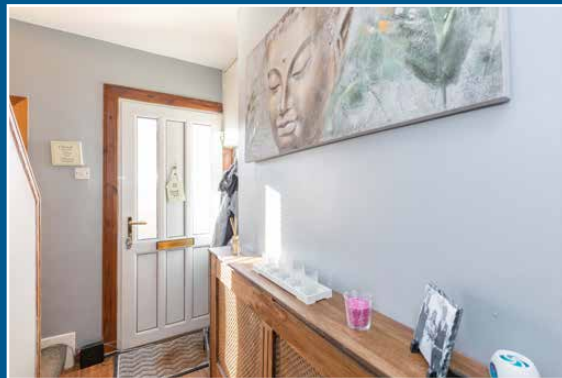
11 POPLAR STREET

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McEwan Fraser Legal is delighted to present this 2 bedroom, semi-detached, house in a sought after residential pocket of Dunbar. The property is presented in good order but there is also real potential for an incoming purchaser to make their own mark on the property. The house enjoys a lovely rear aspect, modern gas central heating, double glazing and has been reconfigured internally to give open entertaining space.

Internally, accommodation is focused towards a generous through lounge which has been opened up into the kitchen. The dual aspect makes for a naturally bright room with picture windows front and rear. The lounge also enjoys laminate flooring and ample space for a range of different furniture configurations. The kitchen includes a good range of base and wall mounted units offering excellent prep and storage space. Gas hob and oven are integrated and space is provided for further free standing appliances. Upstairs, there are two generous double bedrooms which both include integrated storage and have plenty of space for further free standing appliances. The accommodation is completed by a modern bathroom which is fully tiled and includes a three piece white suite with shower over bath.

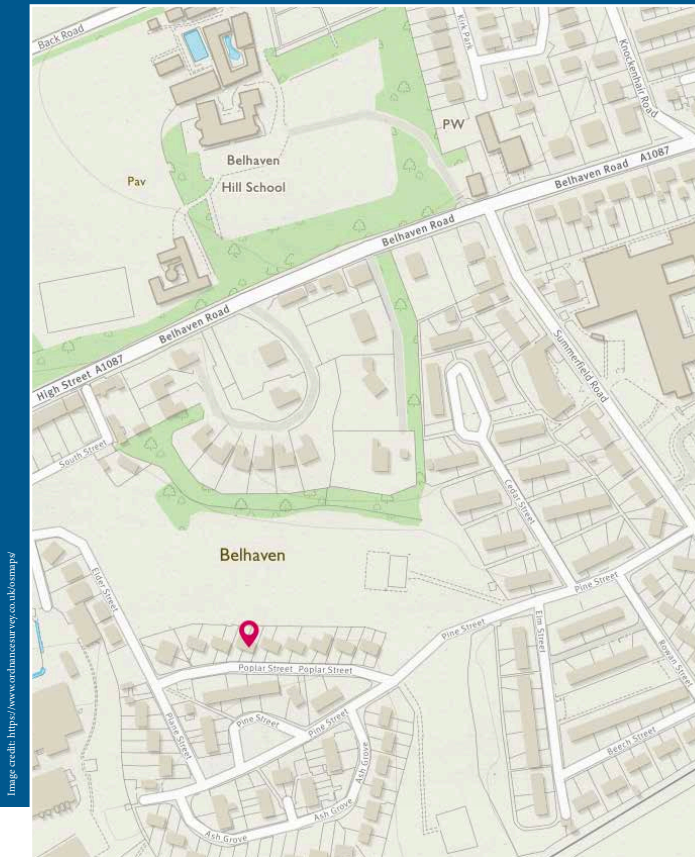
Externally, there are private gardens to front and rear with a paved hard standing for a shed. There is also ample on street parking.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

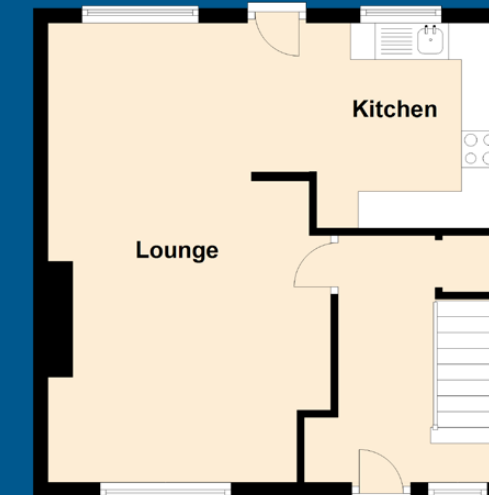


Approximate Dimensions (Taken from the widest point)

Lounge	6.27m (20'7") x 3.32m (10'11")
Kitchen	2.80m (9'2") x 2.48m (8'2")
Bedroom 1	4.77m (15'8") x 2.82m (9'3")
Bedroom 2	3.75m (12'4") x 3.40m (11'2")
Bathroom	1.96m (6'5") x 1.73m (5'8")

Gross internal floor area (m²): 73m² | EPC Rating: C

Ground Floor



First Floor

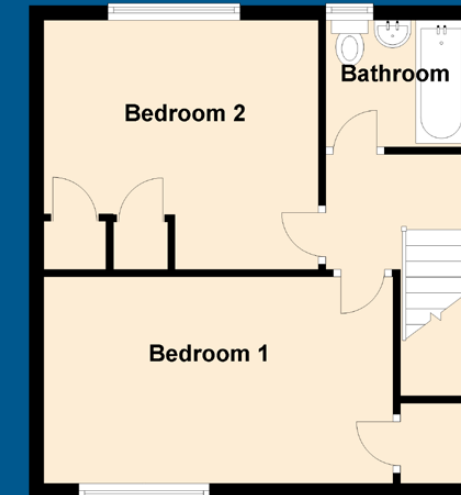


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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