

# 4 Torry Wynd

DUNBAR, EAST LoTHIAN, EH42 1XZ



*BEAUTIFULLY PRESENTED FIVE BEDROOM  
DETACHED HOUSE IN EAST LoTHIAN'S DUNBAR*



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McEwan Fraser Legal is delighted to present this five-bedroom detached house in Dunbar. The property is in walk-in condition having been very well looked after by the current owners as well as benefitting from upgrades.

Inside, the property comprises of a spacious living room which is front-facing, benefitting from large windows flooding the room with natural light. There is also a fitted electric fireplace and integrated storage units. A fully equipped bright and spacious kitchen, the kitchen is equipped with double oven, induction hob, dishwasher and fridge freezer. The kitchen is a part of the open plan kitchen/dining room and is generously proportioned. In addition to the kitchen facilities, there is also a spacious utility room which is where the washing machine and tumble dryer is situated. This can also be well purposed as a boot room given the fact you can get round the side of the house and keep the muck out of the house from those long walks. There is a pantry with shelving off the utility room.





# the kitchen







dining room







**study**











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There are five spacious bedrooms in the house. Of which four are on the upper level and the fifth is currently set as a very functional home office/study.

All of the bedrooms are well proportioned and offer various configuration possibilities. The master bedroom is fitted with an en-suite shower and WC. The home has two and a half bathrooms. The main bathroom and en suite are on the upper floor and there is a WC on the ground level. Both master bedroom en suite and the main bathroom have been sufficiently upgraded with functionality and style at the forefront with modern technology making wash time that little bit easier and more comfortable.

The main bathroom is equipped with a four-piece white suite, whilst the en suite is a three-piece shower room. The house further benefits excellent storage space, from cupboards throughout the house to the expansive attic and large double garage.





**bedroom 1**











**bedroom 2**







**bedroom 3**







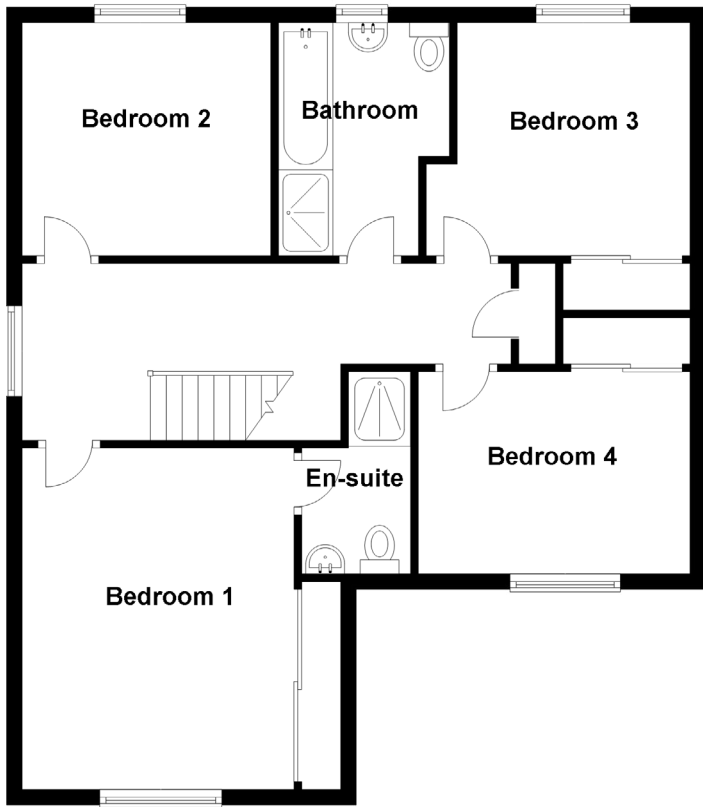
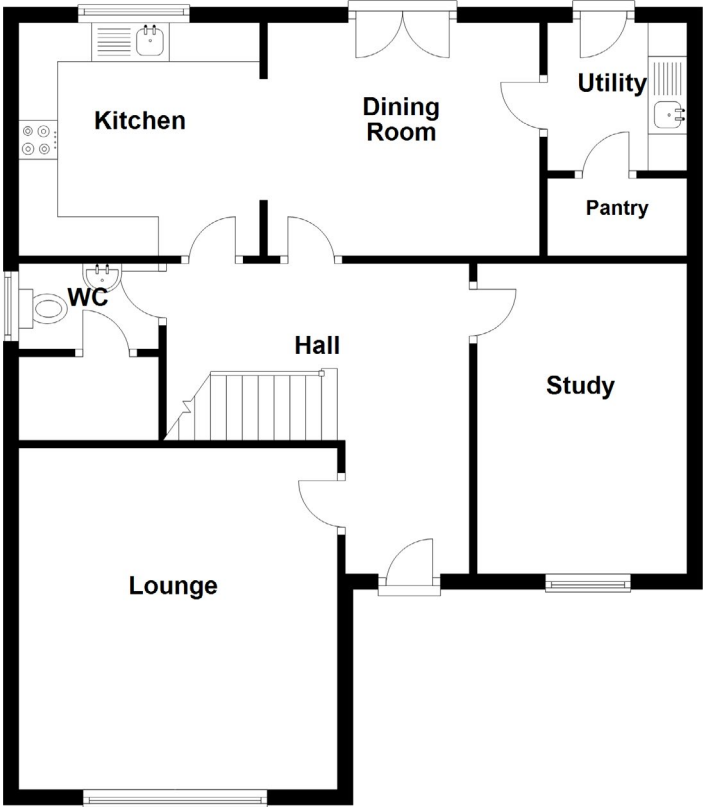
**bedroom 4**











Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'5")
Dining Room	3.50m (11'6") x 3.00m (9'10")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Study	4.00m (13'1") x 2.70m (8'10")
Utility	1.90m (6'3") x 1.80m (5'11")
Pantry	1.80m (5'11") x 1.00m (3'3")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	4.40m (14'5") x 3.50m (11'6")

En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bedroom 4	3.50m (11'6") x 2.60m (8'6")
Bathroom	3.00m (9'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 147m<sup>2</sup>

EPC Rating: B





In addition to this, the property includes private front and back gardens as well as side driveway which is a double drive and could probably accommodate three or four cars with ease, not to mention the garage space which could also accommodate two cars.

It is expected that this property will be of particular interest and early viewing is recommended to avoid disappointment.





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Torry Wynd is located in the Earls Gate development in 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 as well as benefitting from a short walk to the beach. Just a short distance from the development, Dunbar train station is on the main Aberdeen to London East Coastline. 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. 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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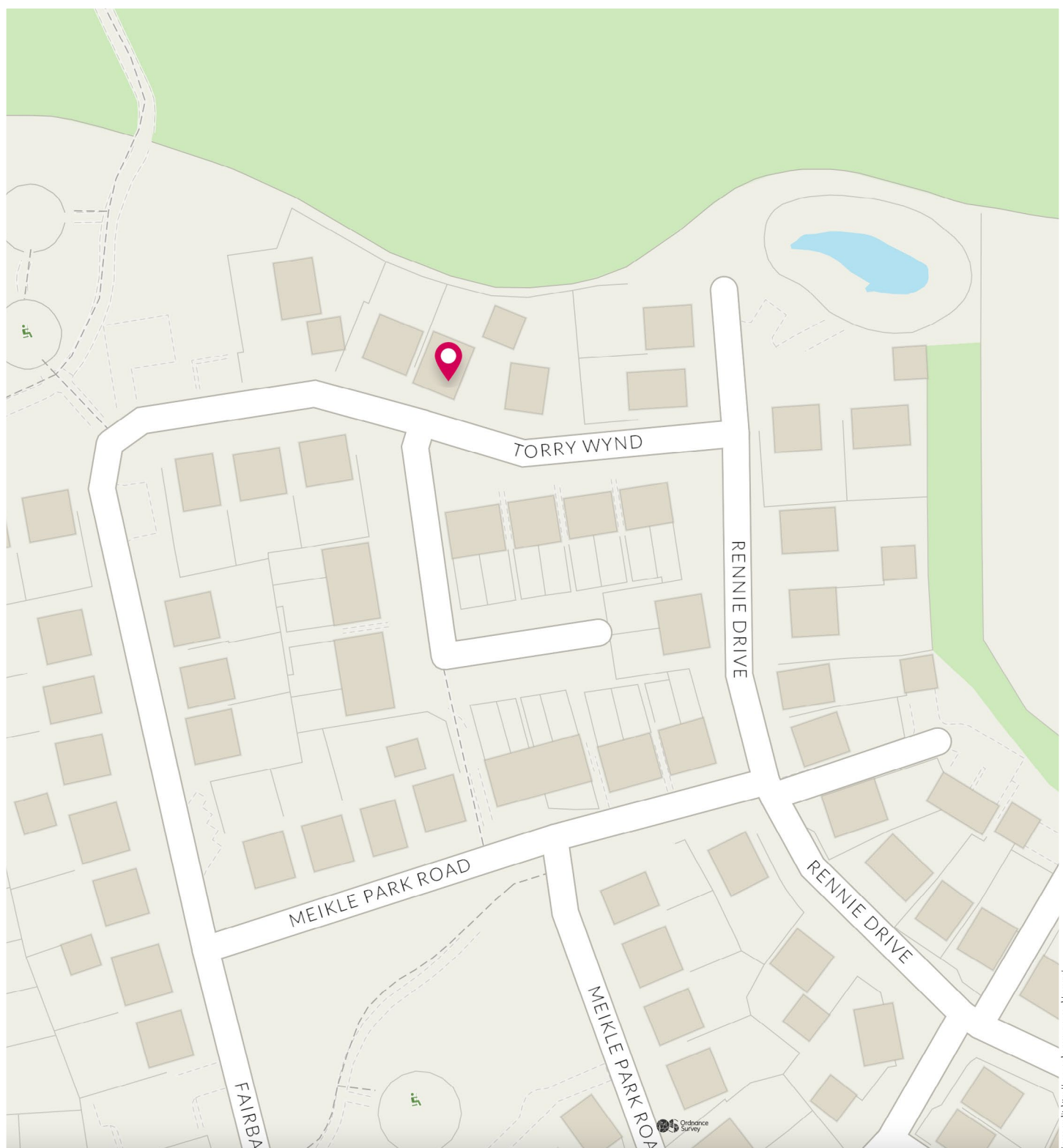


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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