

# 30 Kirk Park

DUNBAR, EAST LoTHIAN, EH42 1BJ



*BEAUTIFULLY PRESENTED FAMILY HOME WITH GENEROUS LIVING SPACE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom detached family home, occupying a highly sought-after position in Dunbar, just moments from the renowned golf course. Offering generous living accommodation, beautifully maintained gardens, and a single garage, this exceptional home is ideal for families and professionals alike.

Internally, the property is presented to an exceptional standard throughout. The welcoming entrance hall leads to two spacious public rooms, providing flexible living and entertaining space. A bright conservatory overlooks the rear garden, creating the perfect place to relax all year round.

## The Property







The well-appointed kitchen is complemented by a practical utility room with a convenient WC, adding functionality to everyday family life.







Upstairs, the property offers three well-proportioned double bedrooms, including a generous principal bedroom with a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms, finished to a high standard.





**Bedroom 1**







**Bedroom 2**

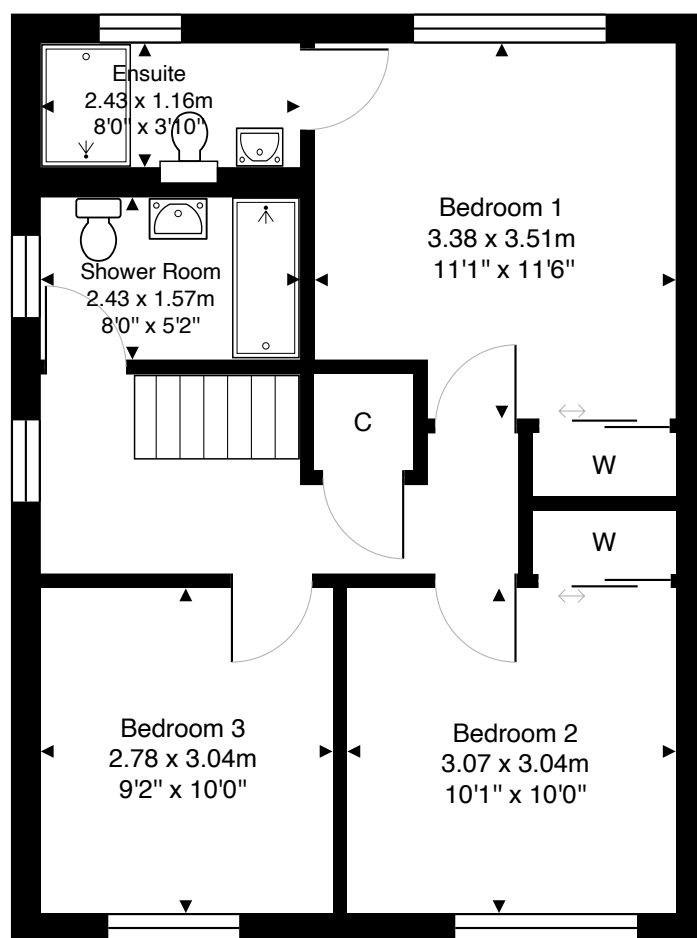
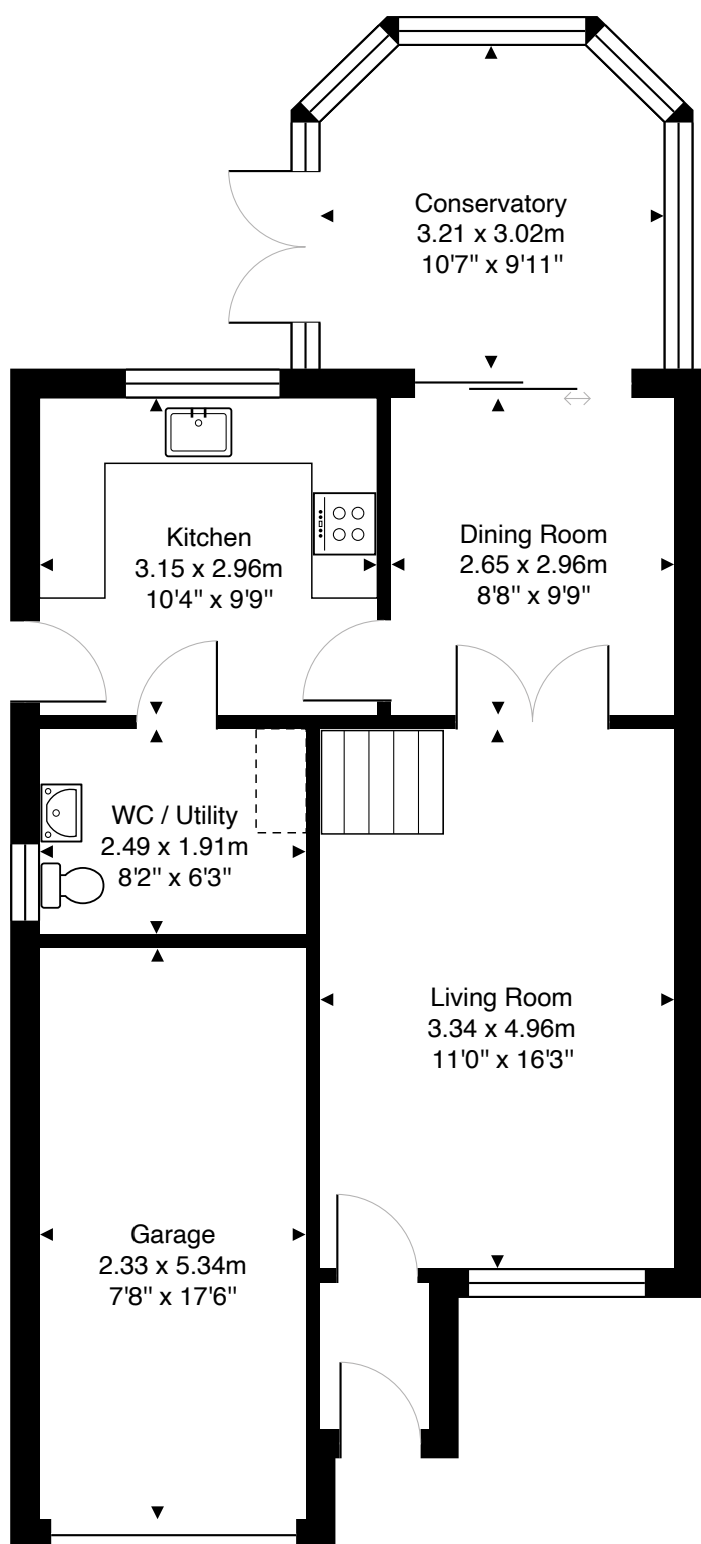




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>

EPC Rating: C



Externally, the property continues to impress with a small private front garden and a beautifully maintained rear garden, offering an excellent degree of privacy and an ideal setting for outdoor entertaining. A driveway provides off-street parking and leads to a single detached garage, offering additional storage or secure parking.

Situated in one of Dunbar's most desirable residential locations, with the golf course virtually on the doorstep, this superb home also benefits from easy access to local amenities, highly regarded schools, transport links, and the stunning East Lothian coastline. This is a rare opportunity to acquire a truly turnkey family home in an enviable location, and early viewing is highly recommended.

## The Property



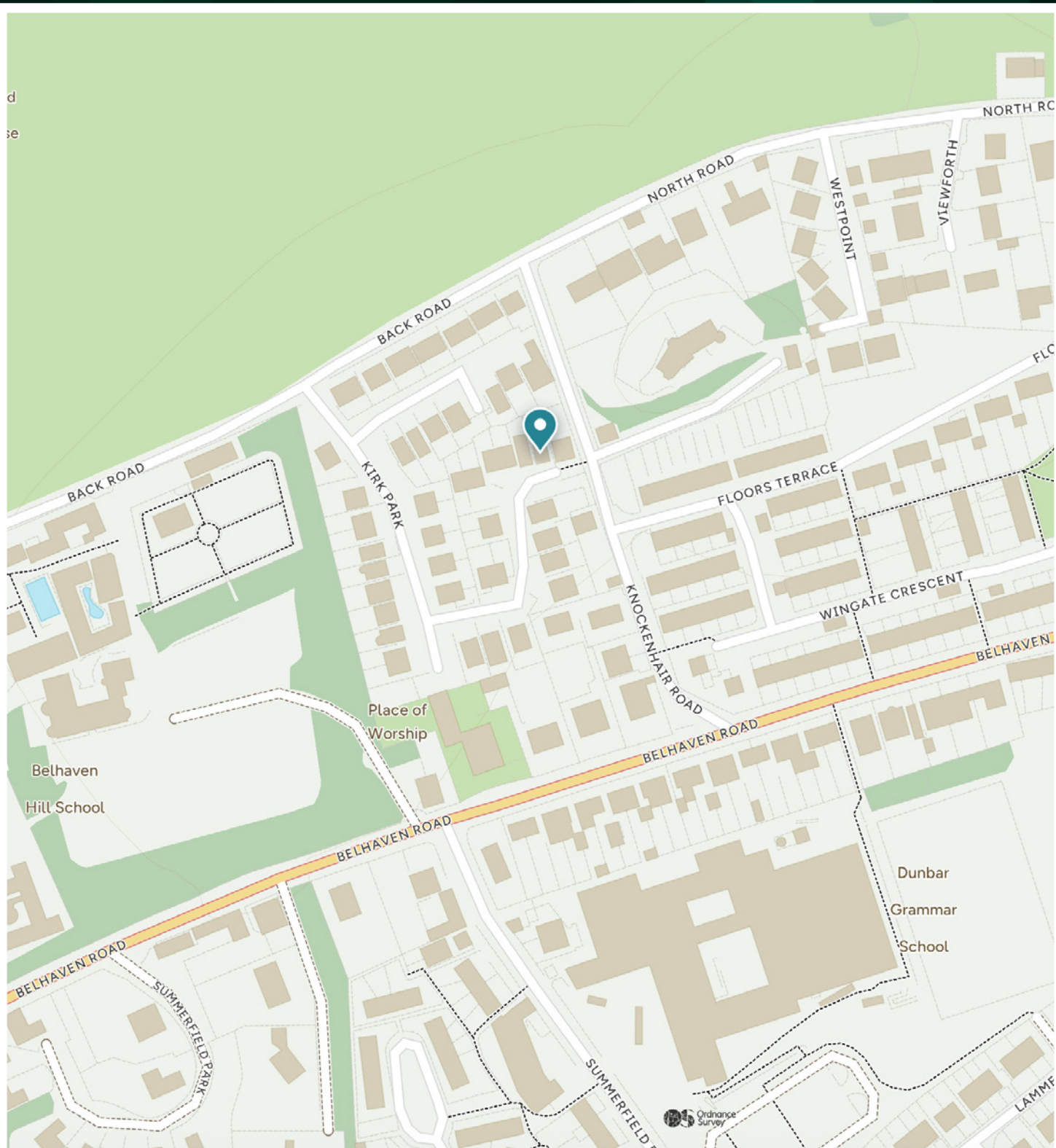


---

Dunbar, 30 miles east of Edinburgh on the A1, is renowned for its high sunshine record, rugged coastline, and attractive countryside. Created a Royal Burgh in 1370, the town was a major Scottish medieval fortress; its ancient castle ruins still stand guard over the twin harbour. 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.

Recreational highlights include Dunbar Leisure Pool with wave machine, flumes, and health suite, plus fine local golf courses and championship courses nearby. John Muir Country Park and the Lammermuir Hills offer scenic, tranquil landscapes rich in natural history, while the cliff-top trail captures spectacular seascapes. Dunbar suits both energetic and peaceful lifestyles. Easily reached via the A1 (half a mile away), rail, or Edinburgh Airport (one hour's drive), it is well-connected yet retains a distinct, historic coastal charm with something to offer everyone, whether visitor or resident, making it an ideal place to call home for those seeking a balanced lifestyle by the sea.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



**THE SUNDAY TIMES**  
**THE TIMES**



Text and description  
**JAMIE MCINTOSH**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.