

42 Kellie Place

DUNBAR, EAST LoTHIAN, EH42 1GF



Beautifully presented detached family home on a generous corner plot with a south-east facing garden, driveway for four cars and versatile garage conversion



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McEwan Fraser Legal is delighted to present this beautifully presented three-bedroom detached family home, occupying a wonderful corner plot within a sought-after residential area of Dunbar. Offering generous room proportions throughout and superb flexibility for modern family living, this exceptional property is presented in true move-in condition.

THE KITCHEN/DINER



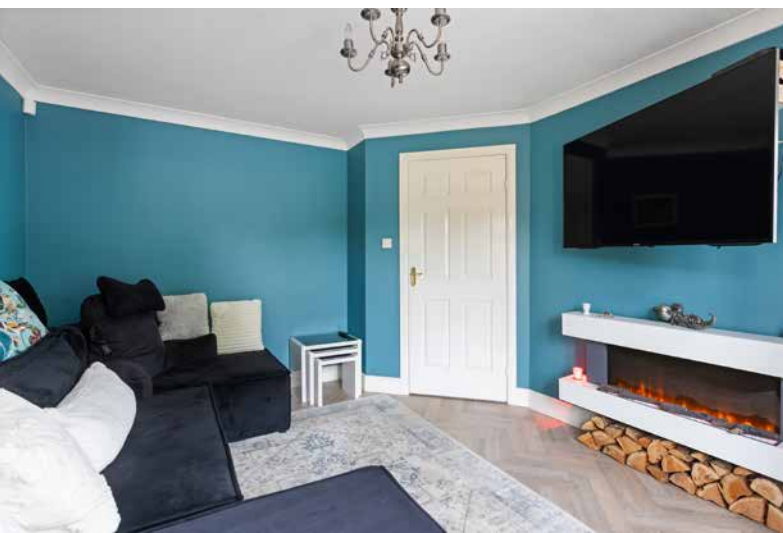
The heart of the home is the spacious kitchen dining room, providing an excellent space for everyday family life and entertaining alike. The kitchen offers ample storage and worktop space, while French doors open directly onto the fully paved south-east facing rear garden, creating a seamless connection between indoor and outdoor living and making it the perfect space for enjoying the sun throughout the day.



THE LIVING ROOM



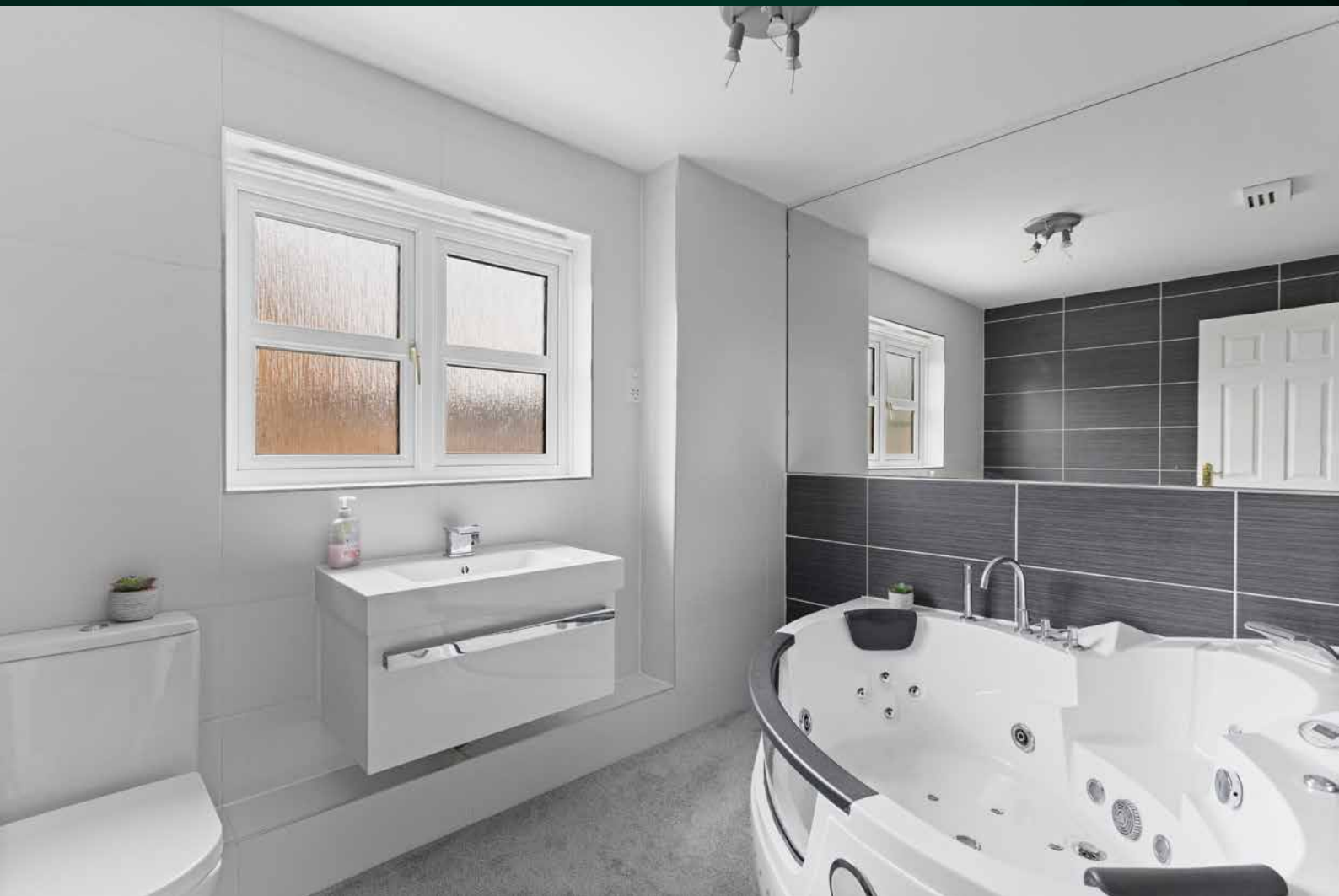
Separate from the kitchen, the bright and welcoming living room provides an ideal retreat for relaxing and unwinding. The excellent layout of the ground floor is further enhanced by a convenient WC and additional storage provision.



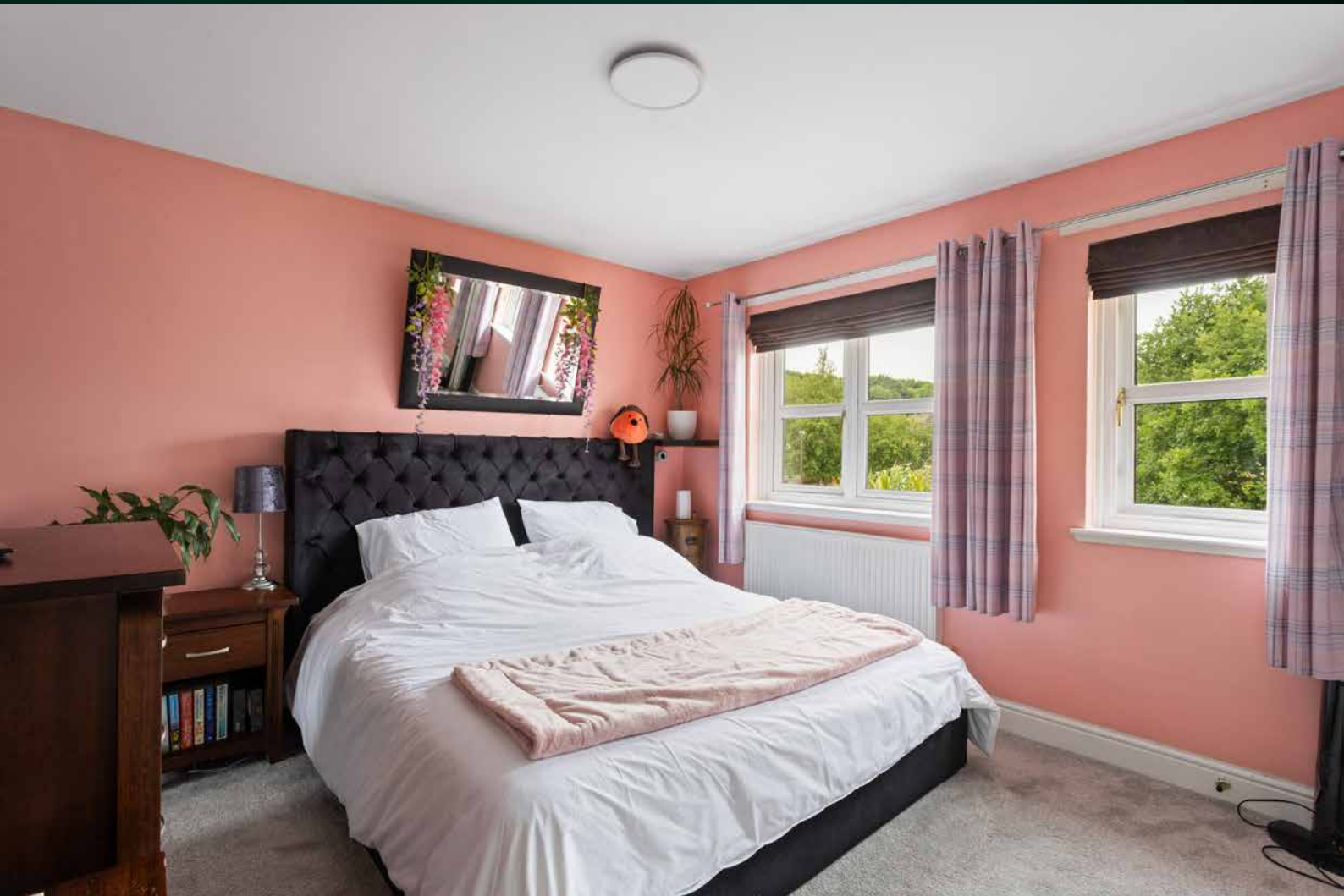


Upstairs, the property offers three generously proportioned bedrooms, all beautifully presented and offering excellent flexibility for growing families or those working from home. The principal bedroom benefits from a modern en-suite shower room, while the impressive family bathroom features a large jacuzzi bath, creating a luxurious space to relax and unwind.

THE BATHROOM



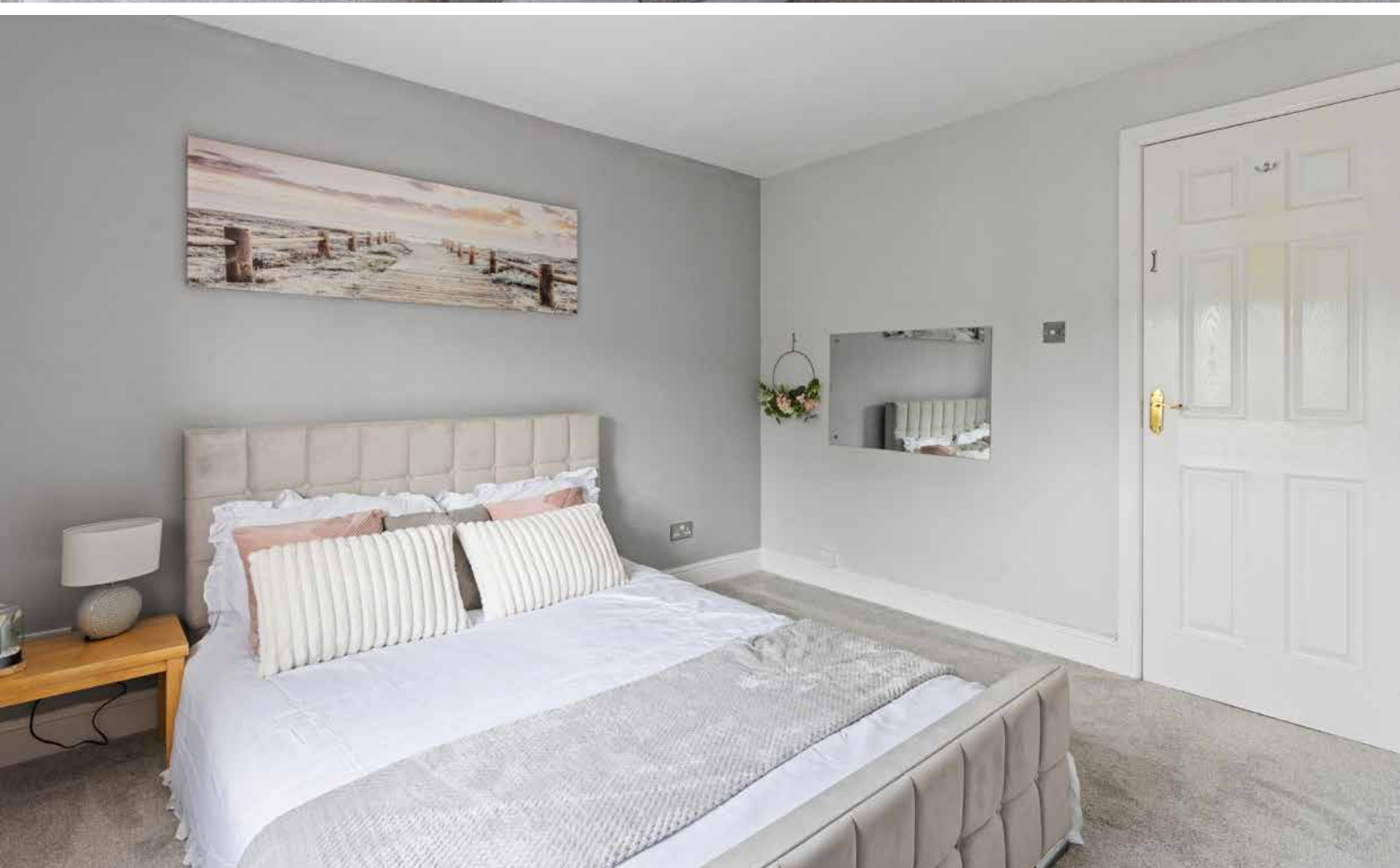
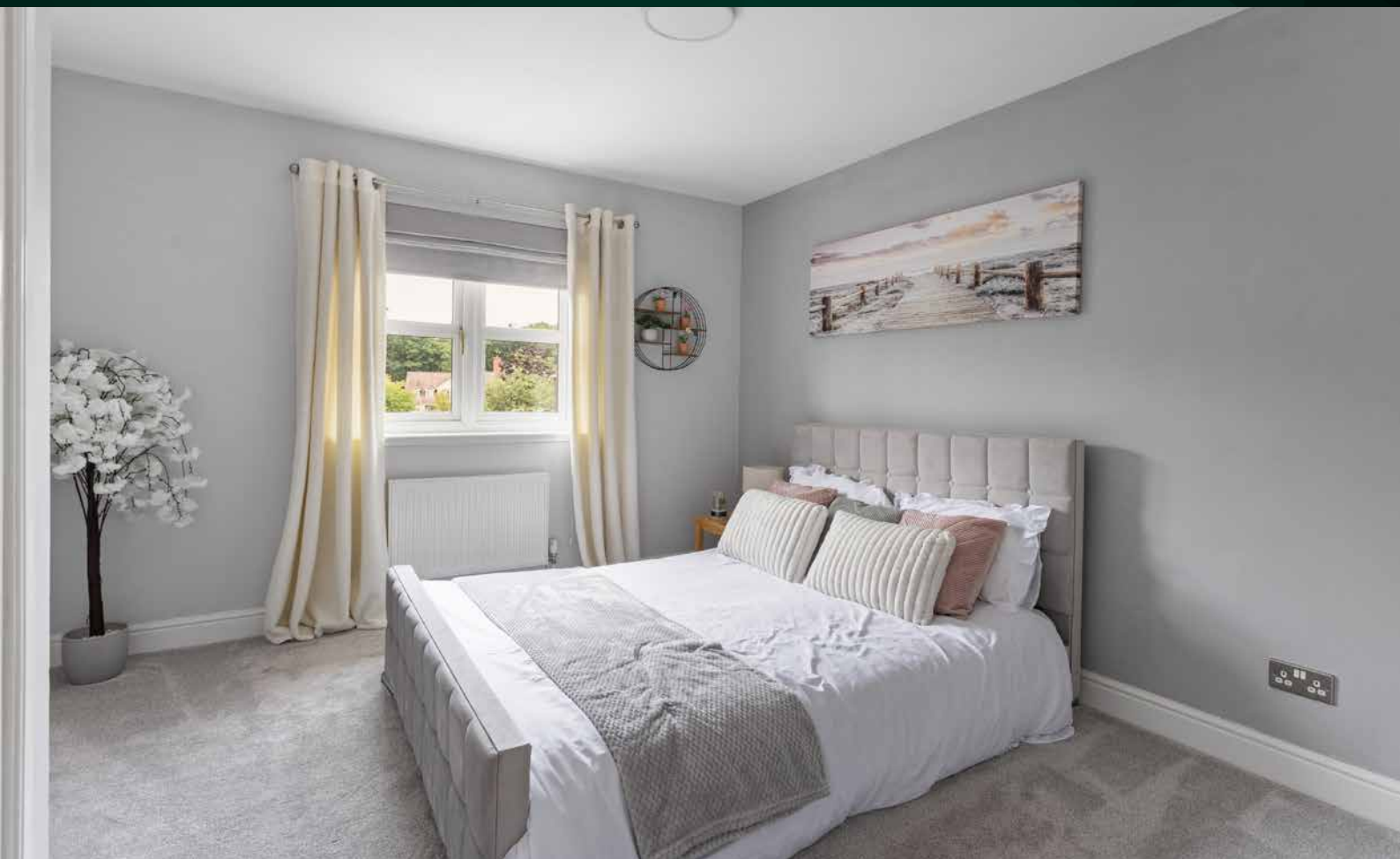
BEDROOM 1



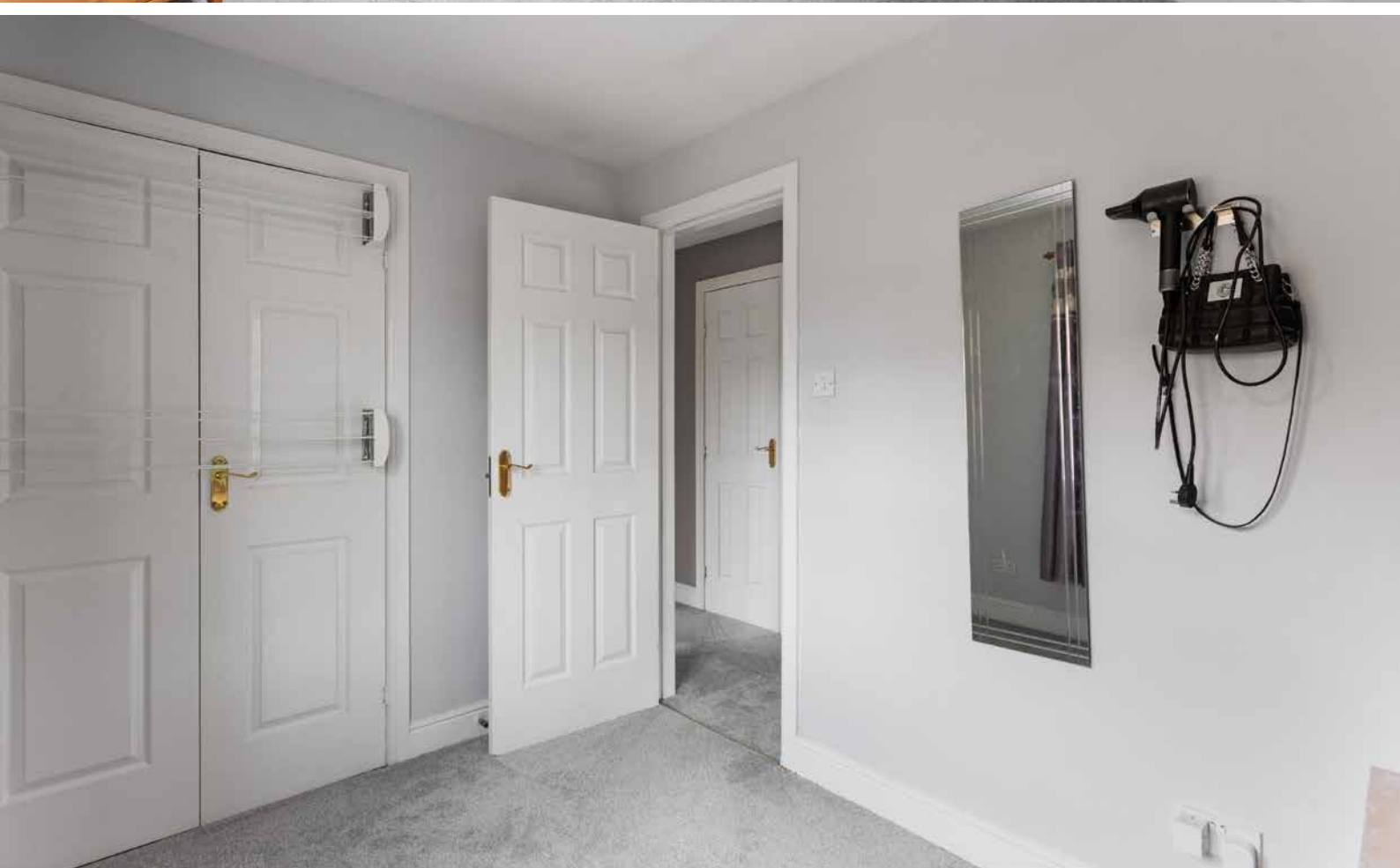
The principal bedroom benefits from a modern en-suite shower room



BEDROOM 2



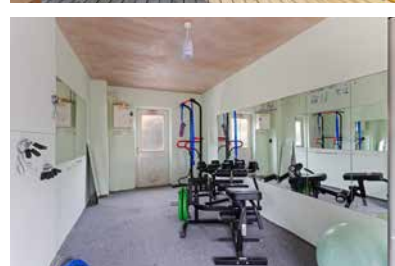
BEDROOM 3



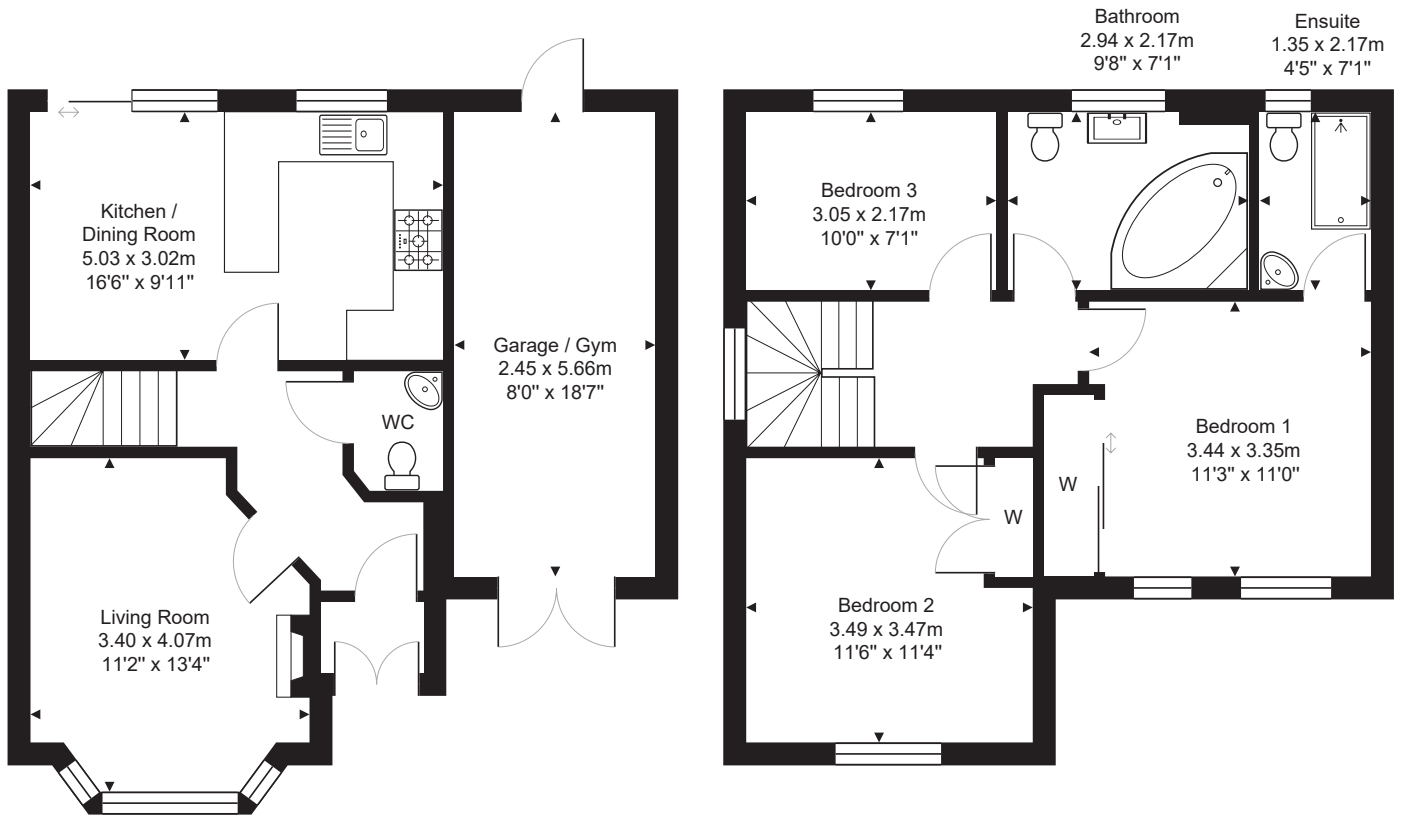
Externally, the property continues to impress. The former garage has been thoughtfully converted into a gym, providing valuable additional living space, although it could easily be reinstated as a garage or utilised for further storage if preferred. The substantial driveway offers off-street parking for up to four vehicles, while the generous corner plot position enhances the sense of privacy and space around the home.

Combining excellent proportions, flexible accommodation and a fantastic location, this outstanding family home represents a rare opportunity within the popular coastal town of Dunbar. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

EXTERNALS

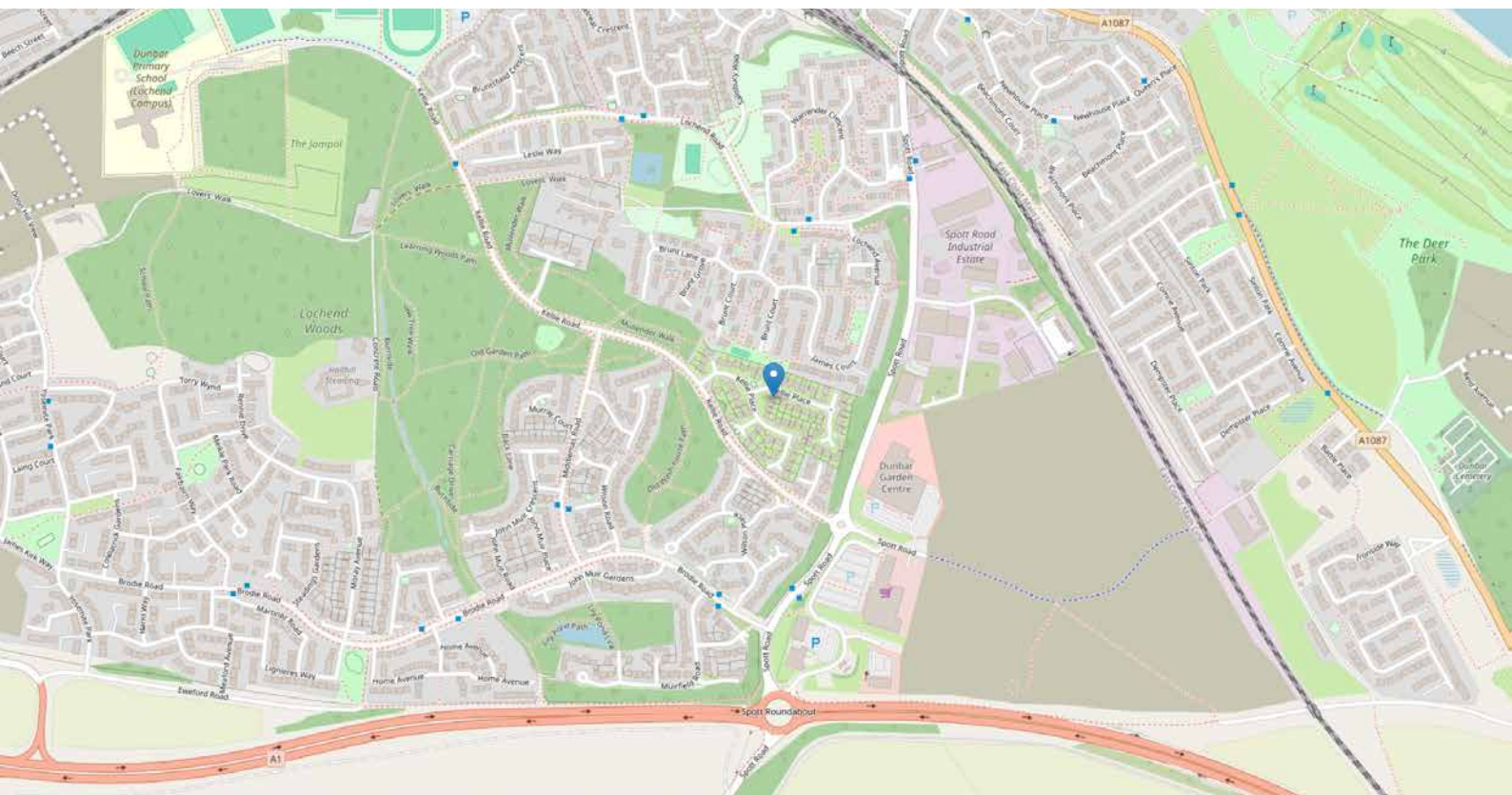


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: C



THE LOCATION

Dunbar, 30 miles East of Edinburgh on the A1, 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 important Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour and are a reminder of more violent times. 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.





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.

John Muir Country Park and the Lammermuir Hills offer scenic, 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 hour's drive from Dunbar.



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