



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**80 Dempster Place**

DUNBAR, EAST LoTHIAN, EH42 1ZR





# Dunbar

EAST LOTHIAN, EH42 1ZR

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Dunbar, thirty 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 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, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. 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.

The John Muir Country Park and the Lammermuir Hills offer scenic and tranquil landscapes rich in natural history. The clifftop 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.

There is both state and private schooling at primary and secondary level available in the town.

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.

# 80 Dempster Place

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McEwan Fraser Legal is delighted to present this stunning 4 bedroom detached family home in Robertson Homes' sought after Fair Acres development in Dunbar. The now sold-out development has proved exceptionally popular and sits within easy walking distance of the shore on the edge of Dunbar Golf Club. This particular house style is known as a Willow Garden Room and gives generous accommodation over two floors.

The ground floor comprises a welcoming entrance hallway, large lounge, dining kitchen with sunroom extension, utility room and a large integral garage. Upstairs, there is a large master bedroom with en suite shower room and integrated wardrobes, three further double bedrooms and a family bathroom with bath and separate shower. The property further benefits from gas central heating, double glazing, a two-car driveway and a generous south facing rear garden with no houses directly behind it

Internally the property is presented in excellent condition throughout. This is immediately apparent when you enter the property via the wide entrance hallway which includes a ground floor WC.





The lounge is immediately to your left and boasts wonderful levels of natural light which compliment the neutral finish. The floor space on offer gives a purchaser flexibility over furniture layout meaning the room can be readily adapted to individual taste and requirements.





Further along the hallway, you find the dining kitchen. The kitchen itself comprises a full range of contemporary base and wall mounted units with Siemens integrated appliances including a five ring gas hob, cooker hood, microwave, oven, dishwasher and fridge freezer. Laundry facilities and extra storage are in the adjacent utility room. The kitchen has ample floor space for a dining table and also opens into a stunning sunroom with vaulted ceiling.





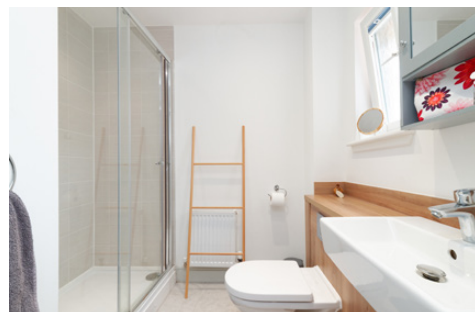
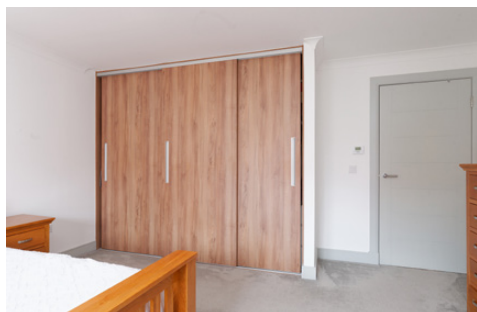
The sunroom is a lovely addition to the property and gives welcome additional entertaining space opening directly onto the rear patio and garden.





Upstairs, the master bedroom offers similar proportions to the main lounge and is simply fantastic. There is ample floor space for a full range of free-standing furniture alongside large integrated wardrobes. As noted above, the master also benefits from a contemporary en suite shower room.

There are three further double bedrooms and bedrooms two and three also benefit from integrated wardrobes. The internal accommodation is completed by the family bathroom which is partially tiled and includes both a bath and a separate shower.

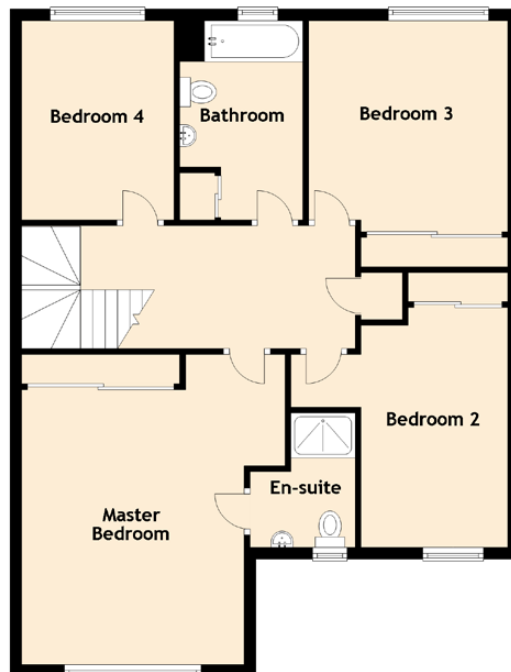
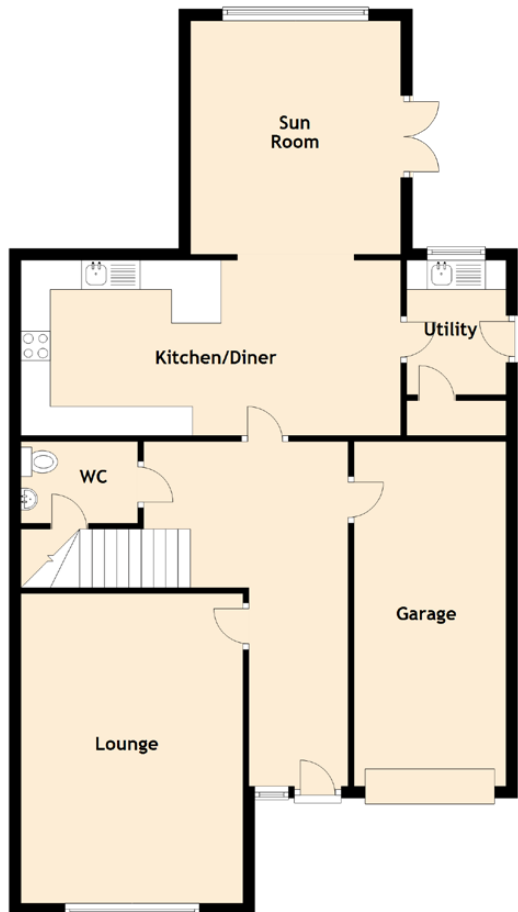












# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

### Ground Floor

|               |                                |
|---------------|--------------------------------|
| Lounge        | 5.30m (17'5") x 3.90m (12'10") |
| Kitchen/Diner | 6.50m (21'4") x 3.00m (9'10")  |
| Sun Room      | 4.00m (13'1") x 3.60m (11'10") |
| Utility       | 2.30m (7'7") x 1.70m (5'7")    |
| WC            | 2.00m (6'7") x 1.40m (4'7")    |

|        |                              |
|--------|------------------------------|
| Garage | 5.90m (19'4") x 2.60m (8'6") |
|--------|------------------------------|

### First Floor

|                |                               |
|----------------|-------------------------------|
| Master Bedroom | 5.30m (17'5") x 4.50m (14'9") |
| En-suite       | 2.30m (7'6") x 1.79m (5'11")  |
| Bedroom 2      | 4.10m (13'5") x 3.70m (12'2") |
| Bedroom 3      | 3.50m (11'6") x 3.40m (11'2") |
| Bedroom 4      | 3.20m (10'6") x 2.60m (8'6")  |
| Bathroom       | 3.20m (10'6") x 2.10m (6'11") |

Gross internal floor area (m<sup>2</sup>): 181m<sup>2</sup>

EPC Rating: B





Externally, the property boasts a mono blocked driveway and small front garden in keeping with surrounding properties.

To the rear, there is a generous south facing garden and patio which is a good size for a family whilst not being excessive to maintain.

This is a stunning family home and the first of this incredibly popular house style to reach the resale market. Internal viewing is highly recommended.





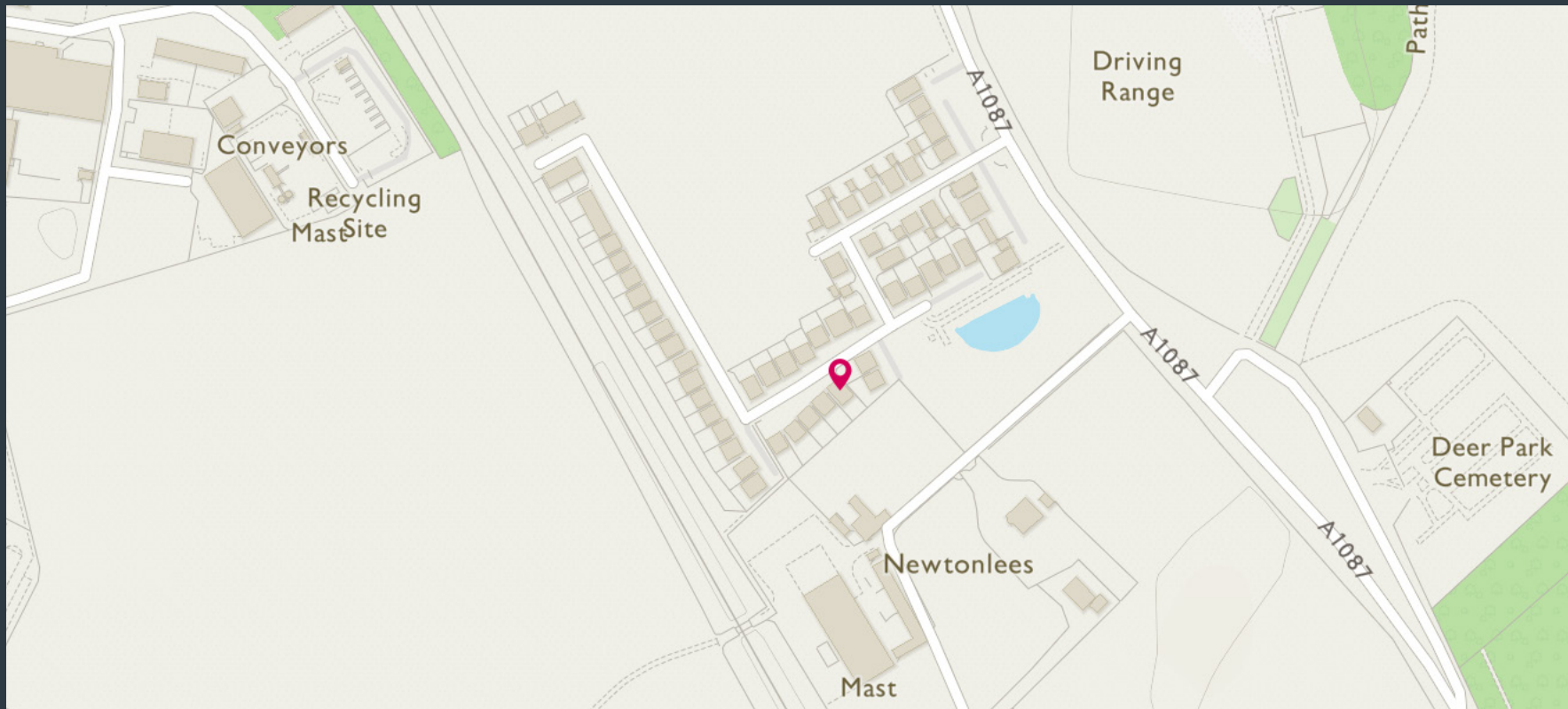


Image credit: <http://www.orthancartography.co.uk/comp/>

# 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)

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Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer