

5 Stoneypath Cottages

DUNBAR, EH42 1TG



*Spacious Two Bedroom Terraced Cottage Nearby
East Lothian's Seaside Town of Dunbar*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is bright and spacious and offers various possibilities for furniture arrangements.
- Fully equipped kitchen which is situated in the open plan living room and is in good condition.

THE KITCHEN





- Two spacious double bedrooms.
- The house has one main bathroom which is well proportioned, however, could benefit from modernisation.

THE BATHROOM



BEDROOM 1



BEDROOM 2



In addition, the property includes residents' parking, a private rear garden as well as communal grounds at the end of the terrace.

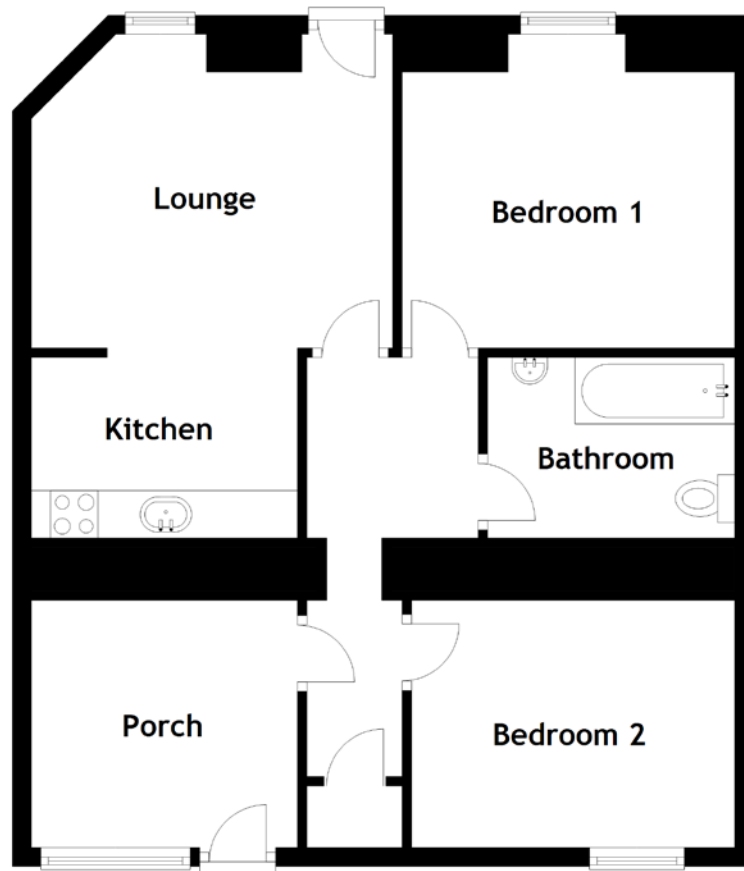
THE PRIVATE GARDEN



THE COMMUNAL GARDEN



FLOOR PLAN, DIMENSIONS & MAP

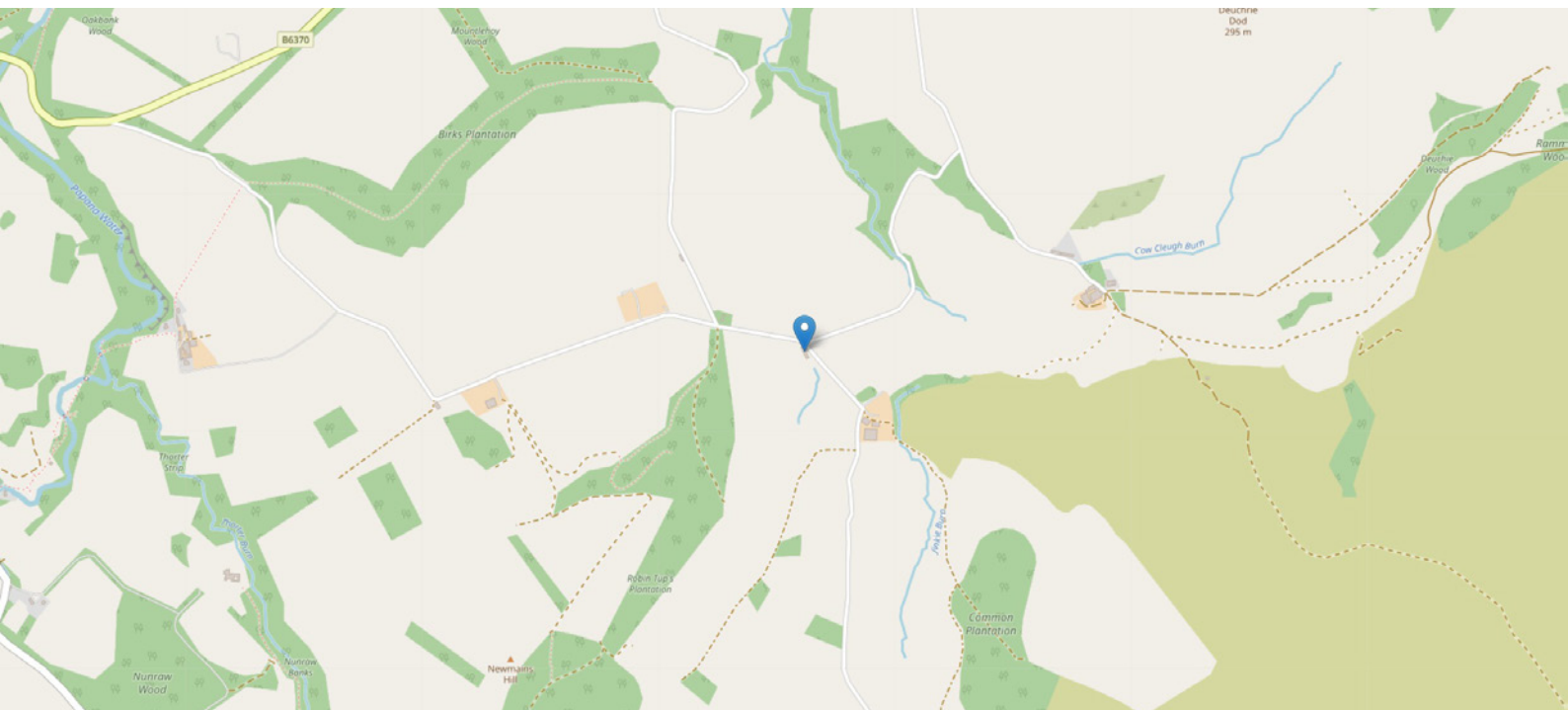


Approximate Dimensions
(Taken from the widest point)

Lounge	3.80m (12'6") x 3.30m (10'10")
Kitchen	2.80m (9'2") x 1.40m (4'7")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")

Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.90m (6'3")
Porch	2.70m (8'10") x 2.70m (8'10")

Gross internal floor area (m²): 48m²
EPC Rating: E



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 is 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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