

# 39 Wingate Crescent

DUNBAR, EAST LoTHIAN, EH42 1BQ



*Spacious Three Bedroom Family Home in East Lothian's Seaside Town of Dunbar*



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McEwan Fraser Legal is delighted to present this three-bedroom house in good condition, having been well looked after by the current owner.

# THE LIVING ROOM

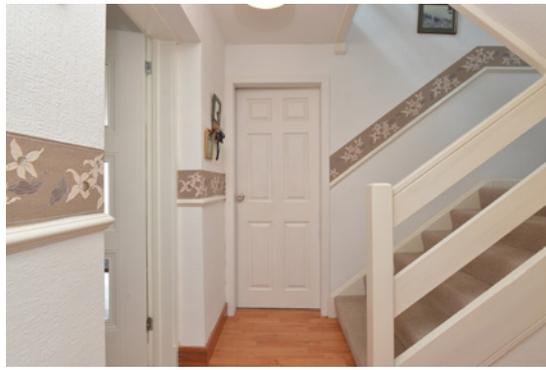


Inside, the property comprises:

- Spacious living area, flooded by natural light, due to its south-facing aspect from the living room you will access to the rear private garden which is large and well kept.
- Fully equipped kitchen which would benefit from modernisation. It is, however, spacious and bright and could be configured in multiple ways.

# THE KITCHEN





- There is a bathroom and a shower room situated on the first floor. The main family bathroom is spacious and is fitted with a three-piece suite.
- The property benefits from three double bedrooms. Two of the bedrooms are on the first floor and the third is on the ground floor.

# THE BATHROOM



# THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

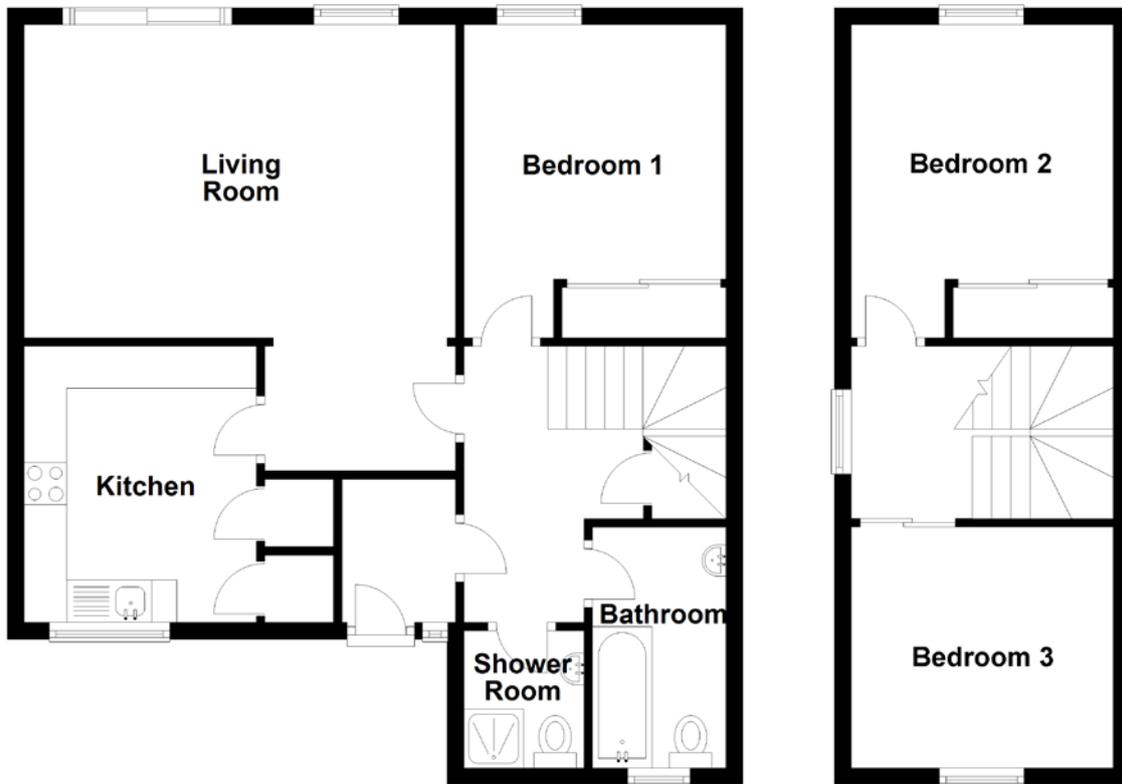


In addition, the property includes private residents parking, a private front and rear garden as well as gas central heating and double glazed windows making for a warm and cost-effective home year-round.

# THE GARDENS



# FLOOR PLAN, DIMENSIONS & MAP

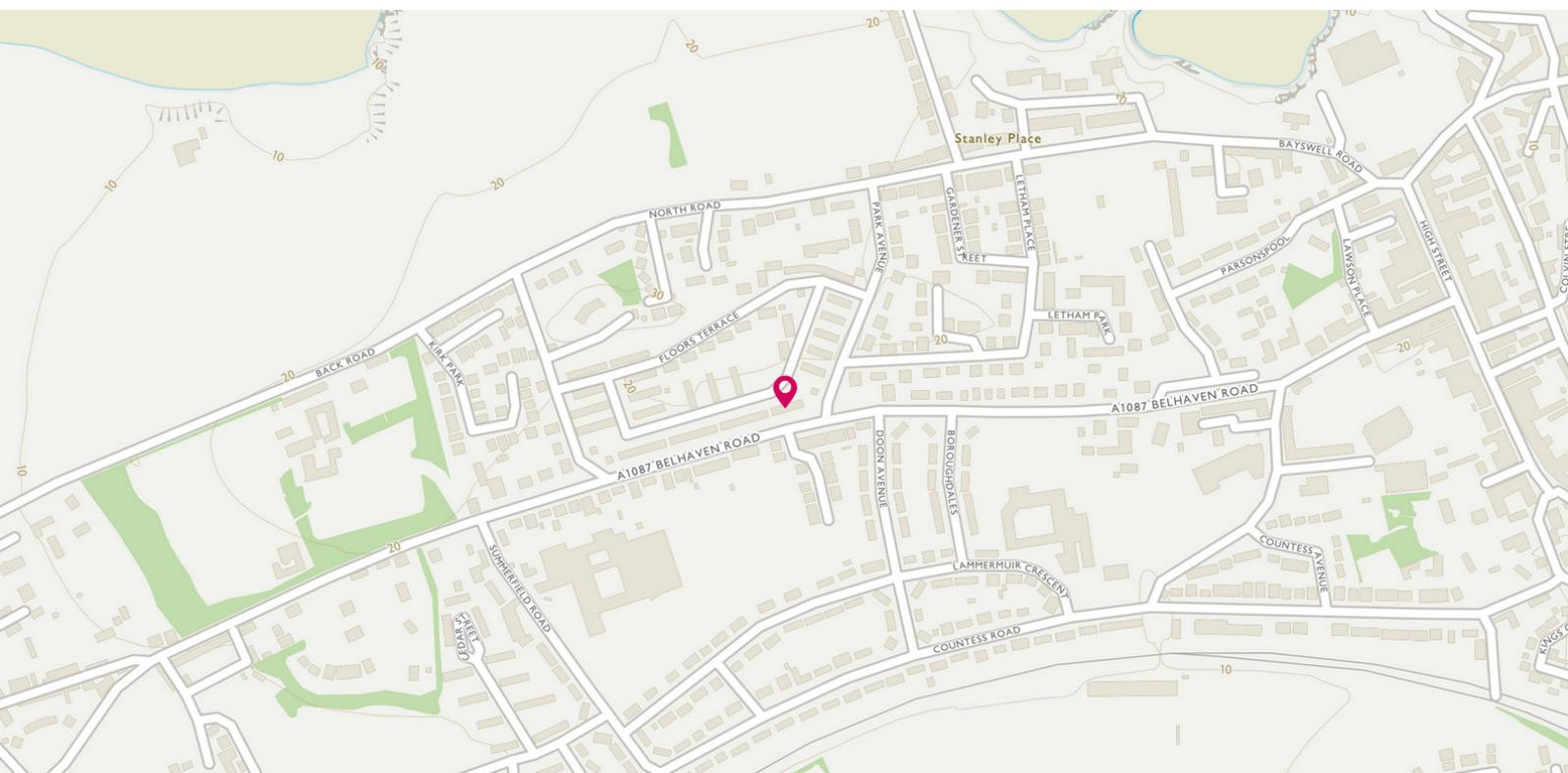


Approximate Dimensions (Taken from the widest point)

Living Room 5.09m (16'8") x 3.72m (12'2")  
Kitchen 3.28m (10'9") x 2.74m (9")  
Shower Room 1.63m (5'4") x 1.42m (4'8")  
Bathroom 2.86m (9'5") x 1.51m (4'11")

Bedroom 1 3.72m (12'2") x 3.09m (10'2")  
Bedroom 2 3.72m (12'2") x 3.09m (10'2")  
Bedroom 3 3.09m (10'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: F



# THE LOCATION

Dunbar has great 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. Dunbar also boasts a bicycle shop, galleries, gift shops, picture framing, delicatessen, home hardware, pet foods, pharmacies, antiques, jewellers, bakeries and cafés.

For your weekly shop, Ears 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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