

3 Grahame Place

DUNBAR, EAST LOTHIAN, EH42 1EG



*FOUR-BEDROOM DETACHED HOUSE SITUATED IN
A SMALL EXCLUSIVE DEVELOPMENT IN DUNBAR*



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McEwan Fraser is delighted to present this four-bedroom detached house situated in a small exclusive development in Dunbar. Presented to the market in very good condition, the house has excellent proportions and would be an ideal acquisition for a growing family.

The accommodation is focused on a beautiful living room that has a huge amount of space for a large suite and dining table. French doors open directly to the rear garden giving naturally free-flowing entertaining space.

The kitchen is adjacent to the living room and can be accessed from the main hall or through double doors from the living room. The kitchen has a good range of base and wall-mounted units that provide excellent prep and storage space. There are a range of integrated appliances including a dishwasher. The ground floor accommodation is completed by a WC and a utility space which are both accessed from the main hallway.









Climbing the stairs, the first-floor landing gives access to all four bedrooms and the main bathroom. Bedroom one is a generous double bedroom with an integrated double wardrobe and plenty of space for a full suite of bedroom furniture. This bedroom also enjoys access to a beautiful en-suite shower room. Bedrooms two and three are further generous double bedrooms that also enjoy



integrated wardrobes. Bedroom four is a final double bedroom that has a dual aspect and would also make a wonderfully bright home office if needed.

The internal accommodation is completed by the main bathroom which is partially tiled and boasts a three-piece white suite and a separate shower.





Bedroom 2





Bedroom 3





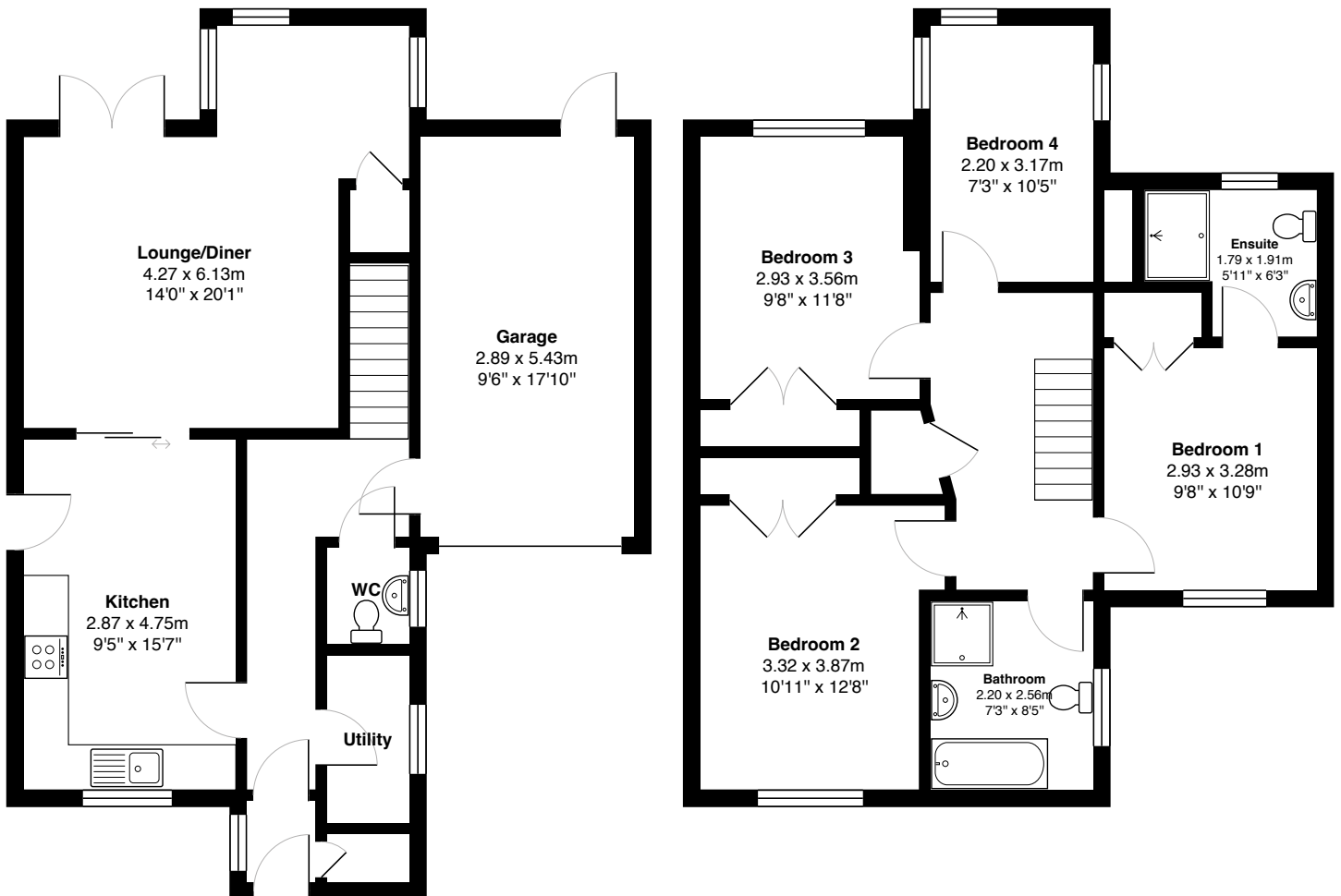
Bedroom 4







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Gross internal floor area (m²): 123m²

EPC Rating: C



Externally, the property has a small front garden and a driveway leading to an integral garage. The rear garden is largely laid to lawn and boasts a decked seating area and a covered patio that currently houses a hot tub. Internal viewing is highly recommended.







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 and 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. In fact, 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 two acclaimed golf courses in Dunbar and Dunbar Golf Club is currently undergoing a period of redevelopment which will include a new golf academy.

The Location

The Location



The John Muir Country Park and the Lammermuir Hills offer scenic and 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 lifestyle 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. Dunbar sits on the East Coast mainline line connecting Edinburgh Waverley with London King's Cross.



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