



Rotary Court

Dunbar, East Lothian, EH42 1YS

DUNBAR

EAST LoTHIAN

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. 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

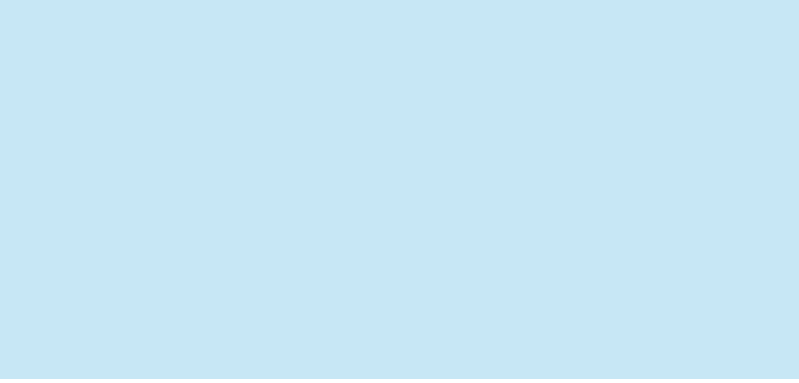
Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area, there are many other excellent championship courses.

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



"...THE TOWN IS STEEPED IN HISTORY AND WAS ONE OF THE MOST FAMOUS SCOTTISH FORTRESSES IN THE MIDDLE AGES..."



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EAST LOTHIAN



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Part Exchange Available – McEwan Fraser Legal are delighted to bring to market this three bedroom semi detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers' needs. A choice of finishings is still available to complete these fantastic properties and call your own home.

In more detail, the property consists of vestibule leading to a welcoming hallway with storage. The downstairs cloakroom comes with wash hand basin and WC.

The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen comes with floor to ceiling units, hob, hood, oven, integrated fridge freezer, dishwasher, washing machine and breakfasting bar.

There is also ample space for a table for more formal dining. Access to the back garden can also be found here.

On the upper level, there are three good sized bedrooms all bright and airy and all allowing for freestanding if required. The master and the second bedroom also benefit from built-in storage with the master also benefiting from an en suite, comprising a walk-in shower, wash hand basin and WC.

The properties have been built to the highest standards and also benefit from solar panels, heat flue recovery units and double insulation throughout.

Externally the front is low maintenance with parking, and private secure back garden.





"...A CHOICE OF FINISHINGS IS STILL AVAILABLE TO COMPLETE THESE FANTASTIC PROPERTIES AND CALL YOUR OWN HOME..."

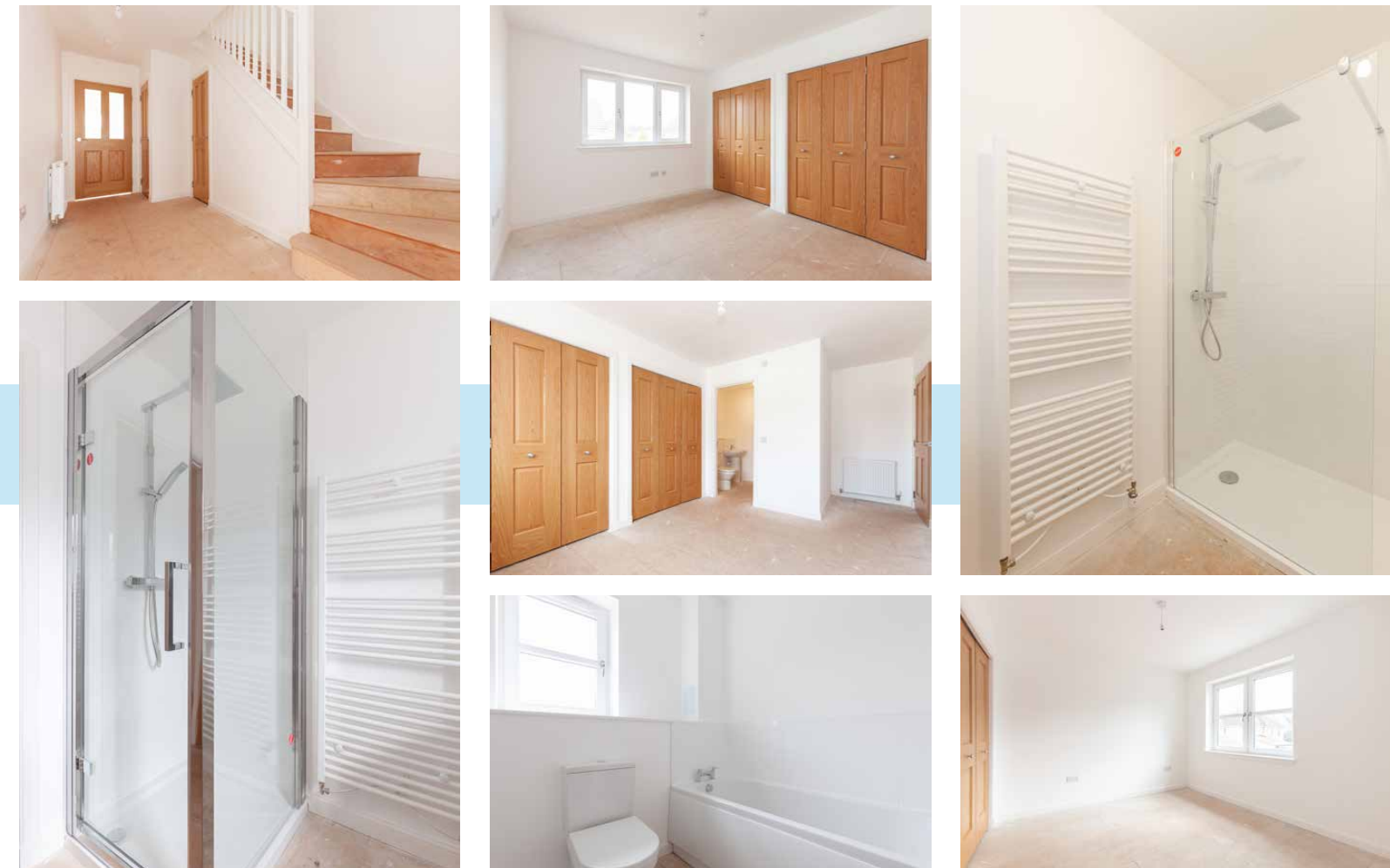
ROTARY COURT

KITCHEN/DINER & LOUNGE



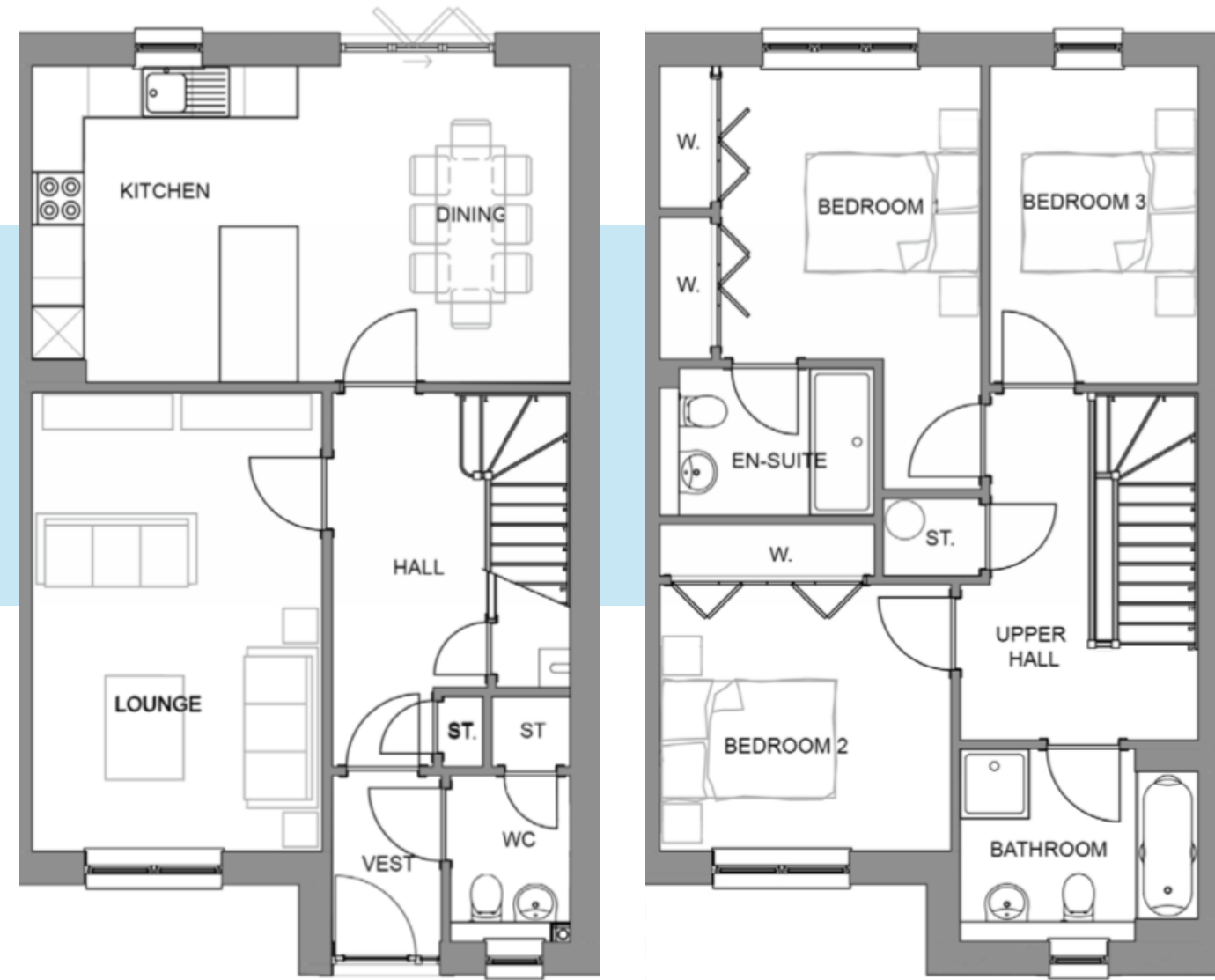
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HALLWAY, BEDROOMS, BATHROOMS & EN-SUITE



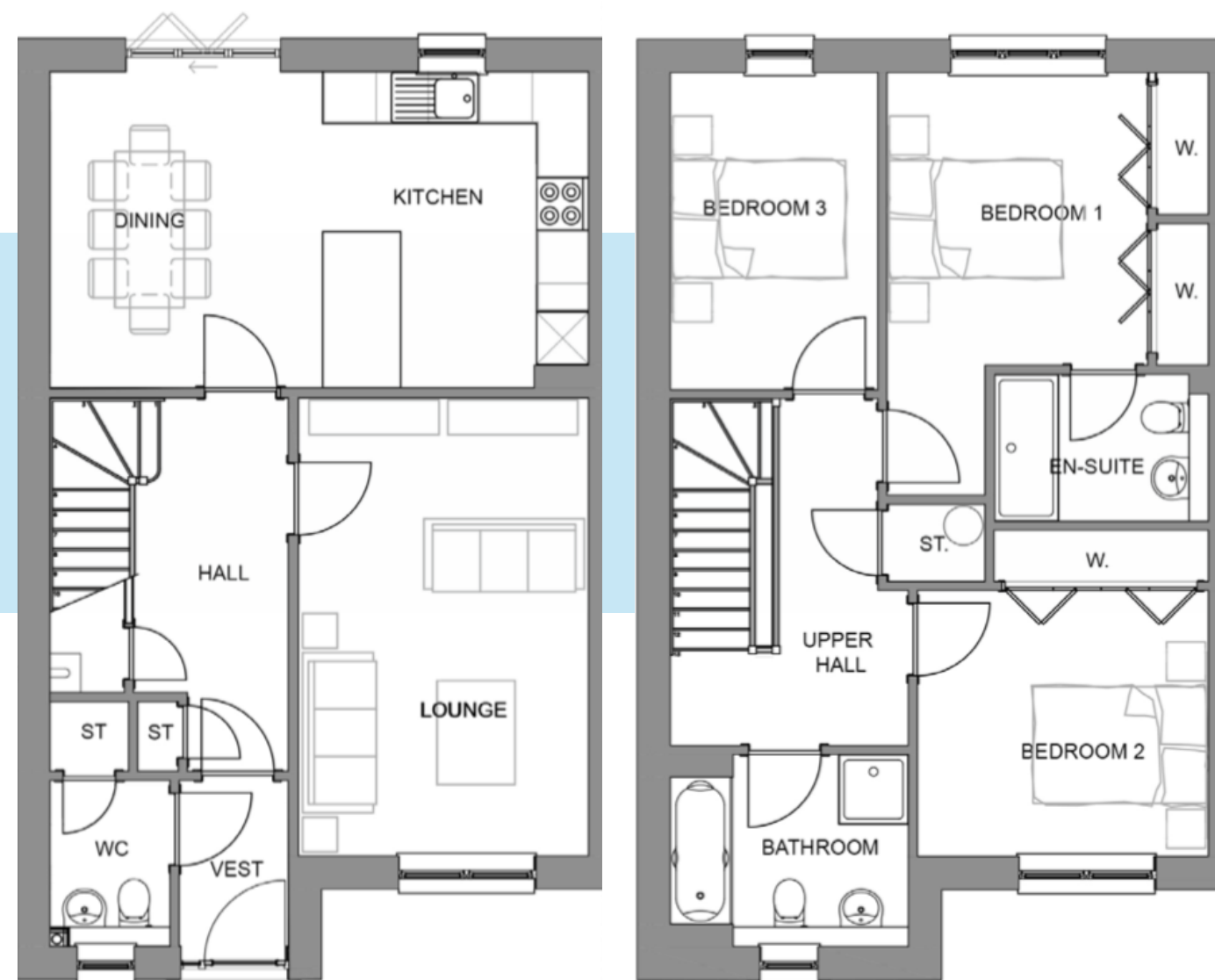


ROTARY COURT NUMBER 17



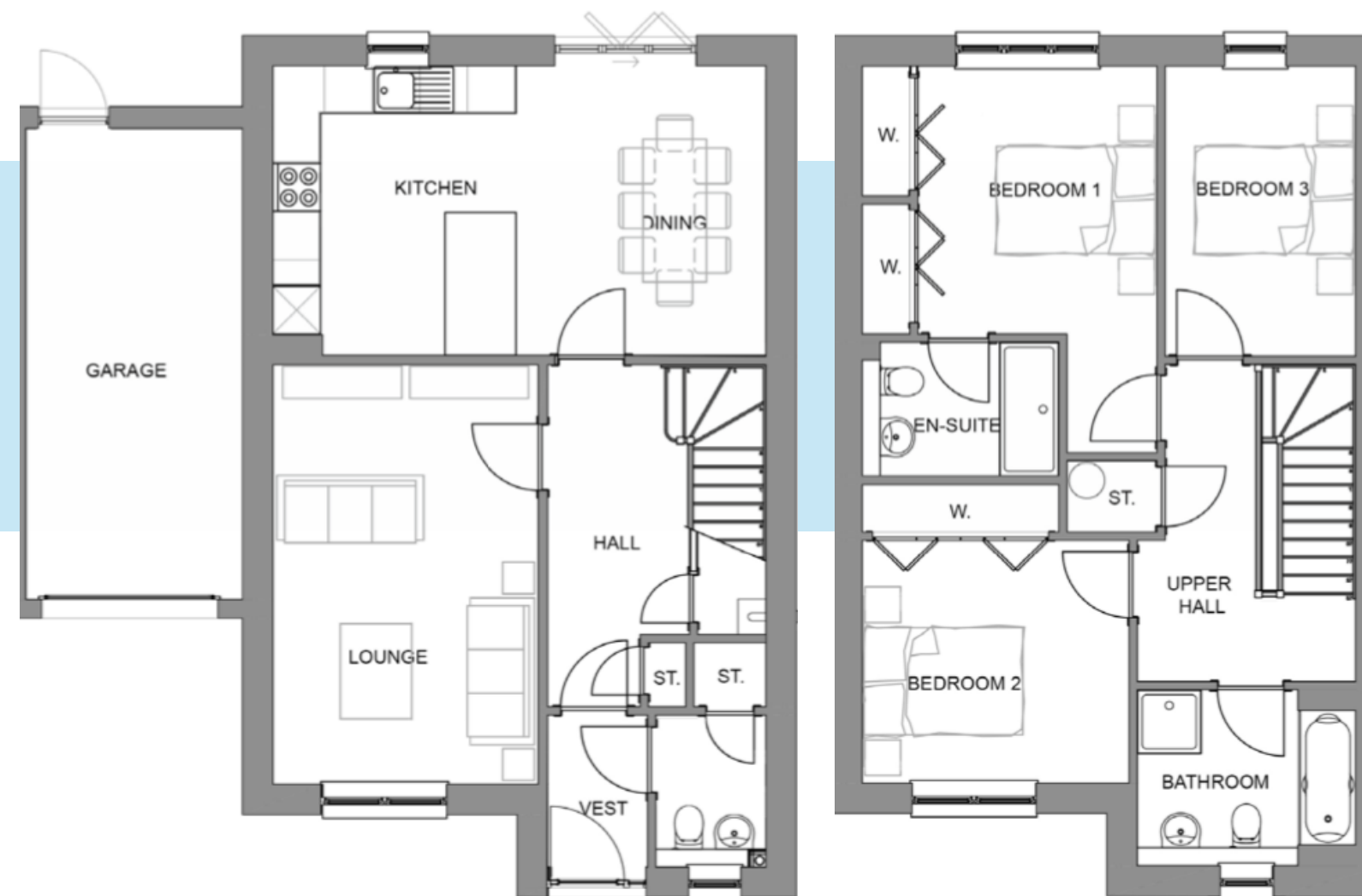
LOUNGE	22.69M ²
KITCHEN/DINER	17.73M ²
MASTER BEDROOM	14.89M ²
EN-SUITE	4.17M ²
BATHROOM	5.74M ²
BEDROOM 2	10.33M ²
BEDROOM 3	8.79M ²
TOTAL AREA	118.36M ²

ROTARY COURT
NUMBER 18



LOUNGE	22.69M ²
KITCHEN/DINER	17.73M ²
MASTER BEDROOM	14.89M ²
EN-SUITE	4.17M ²
BATHROOM	5.74M ²
BEDROOM 2	10.33M ²
BEDROOM 3	8.79M ²
TOTAL AREA	118.36M ²

ROTARY COURT
NUMBER 20



LOUNGE	22.69M ²
KITCHEN/DINER	17.73M ²
MASTER BEDROOM	14.89M ²
EN-SUITE	4.17M ²
BATHROOM	5.74M ²
BEDROOM 2	10.33M ²
BEDROOM 3	8.79M ²
TOTAL AREA	118.36M ²
GARAGE	16.35M ²

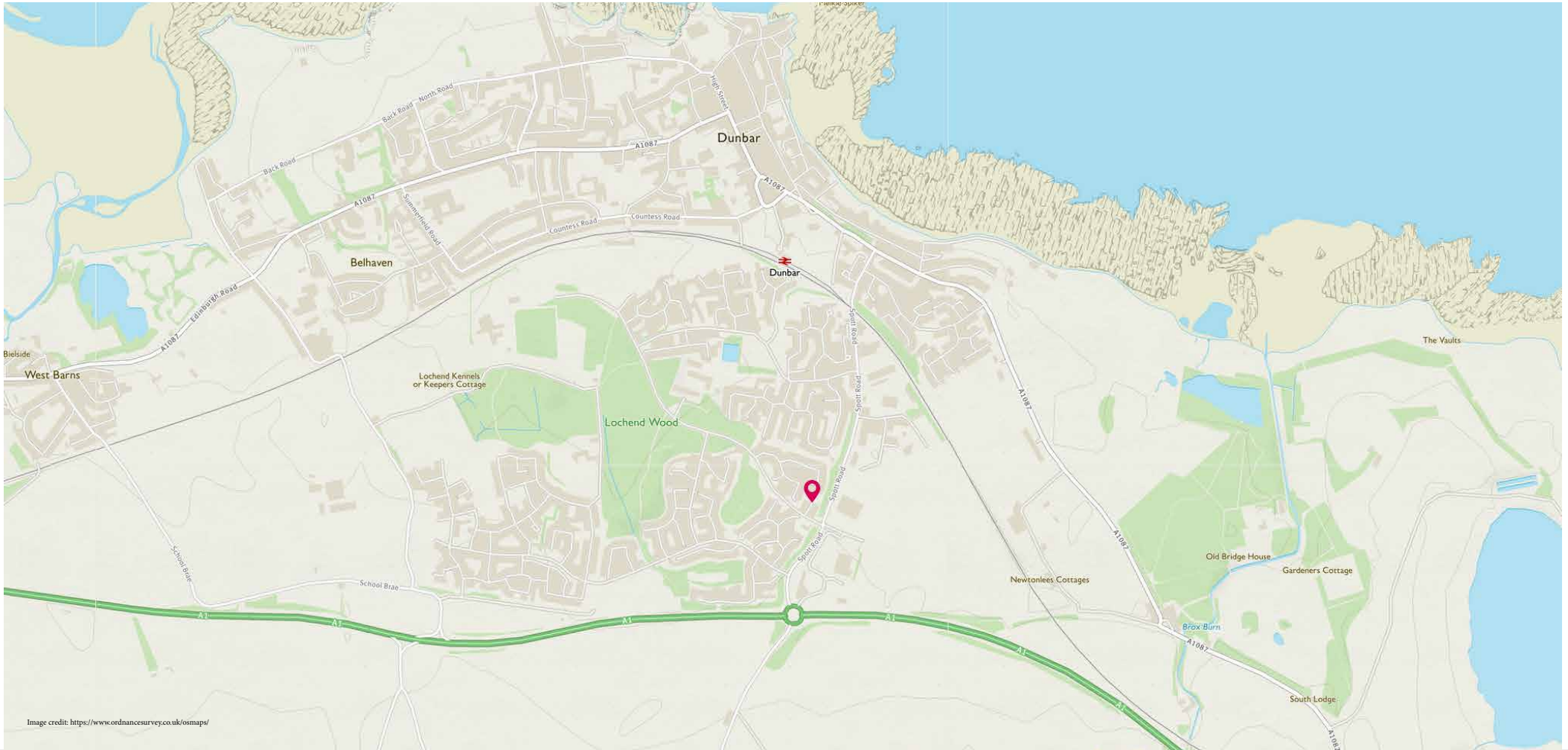


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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**Part
Exchange
Available**

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Text and description
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