

39 Lignieres Way

DUNBAR, EH42 1FD



Stylish three bedroom detached house, constructed about 6 years ago and sits on an enviable plot in a family friendly area



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McEwan Fraser Legal is delighted to present this stylish three bedroom detached house. Constructed about 6 years ago, the property will also benefit from the remainder of its NHBC warranty and sits on an enviable plot in a family-friendly area. Buyers will note that the property has been significantly upgraded from the builders' original specification and internal viewing is highly recommended to fully appreciate the quality and finish on offer.

The house sits on a generous plot with a west facing rear garden. To the front, you find a large monobloc drive and off-street parking leading to an integral garage.

THE LIVING ROOM



Entering via the front door, you find a welcoming hallway that includes a WC and access to the first floor. You get an immediate impression of space and light as you head towards the generous living room which overlooks the rear garden. The living room gathers plenty of natural light through French doors which open onto a decked area. The room has been arranged to offer flexibility and individuality with ample space for a variety of different furniture layouts. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The charming breakfasting kitchen is accessed directly from the reception room. Substantially upgraded, the kitchen is comprised of a generous range of base and wall mounted units set against a tiled splashback. There is also ample prep and storage space for the aspiring chef. The gas hob, electric oven, extractor hood, fridge freezer and dishwasher are integrated.





Climbing the stairs, a wide central landing gives access to three bedrooms, a bathroom and large loft space for additional storage. The generous master bedroom faces the front of the property and is filled with natural light. There is ample space for a large double bed and plenty of freestanding storage to complement the integrated wardrobes. The master benefits from access to a contemporary en-suite shower room which also enjoys a window for natural light. The second and third bedrooms are both well-proportioned doubles that overlook the rear garden. Internal accommodation is completed by a contemporary master bathroom which includes a three-piece white suite.

THE MASTER BEDROOM





BEDROOM 2



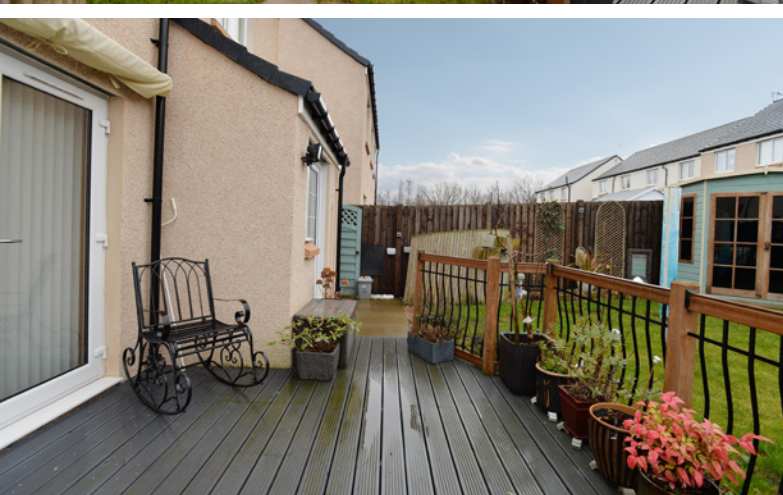
BEDROOM 3



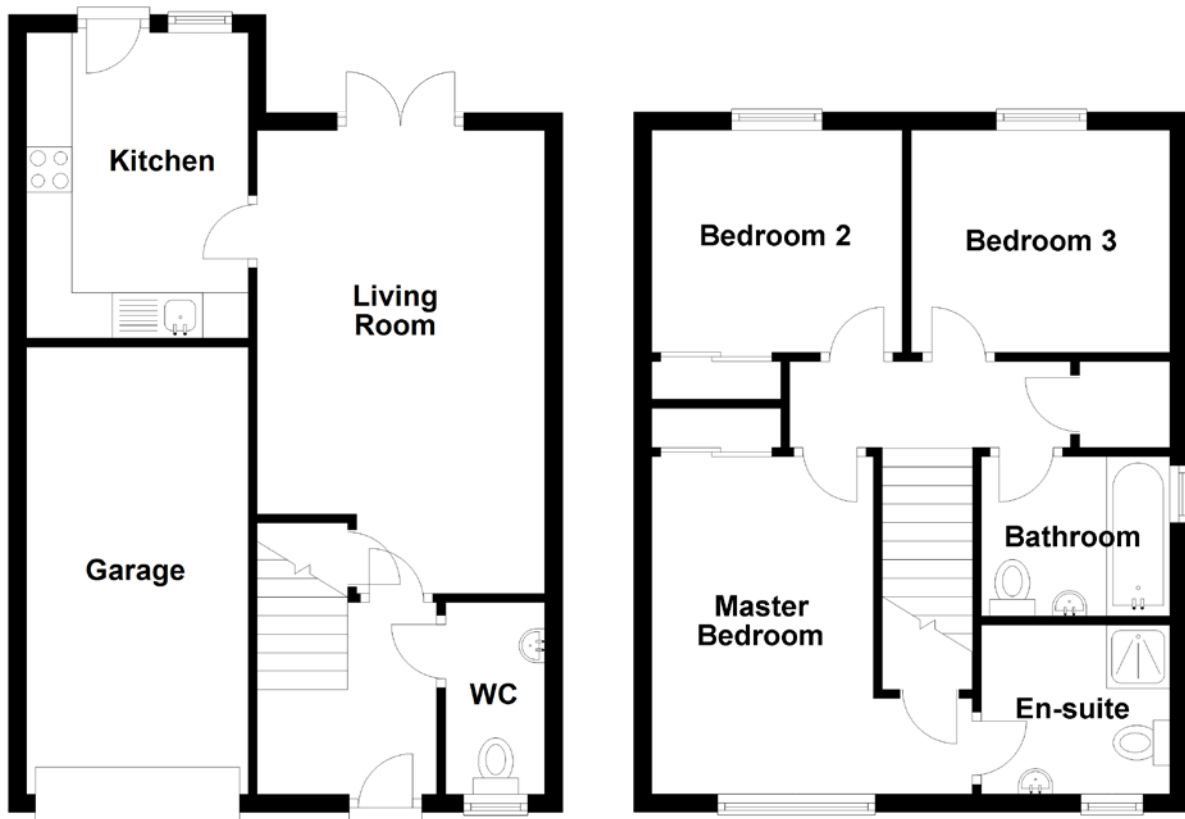
THE BATHROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

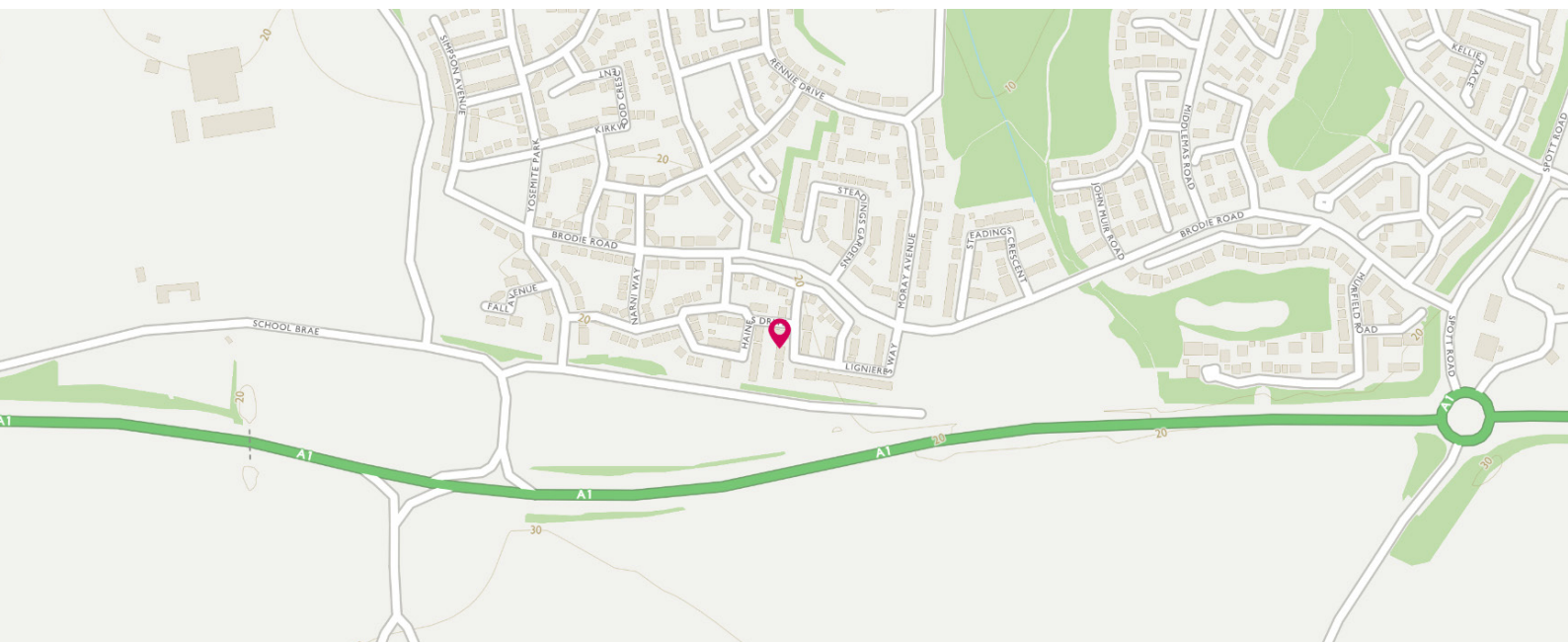


Approximate Dimensions (Taken from the widest point)

Living Room	5.12m (16'10") x 3.18m (10'5")
Kitchen	3.38m (11'1") x 2.45m (8')
WC	2.12m (7') x 1.09m (3'7")
Master Bedroom	3.73m (12'3") x 3.60m (11'10")
En-suite	2.04m (6'8") x 1.67m (5'6")

Bedroom 2	2.82m (9'3") x 2.46m (8'1")
Bedroom 3	2.86m (9'5") x 2.46m (8'1")
Bathroom	2.04m (6'8") x 1.72m (5'8")
Garage	4.95m (16'3") x 2.45m (8')

Gross internal floor area (m²): 75m²
EPC Rating: C



THE LOCATION

Lignieres Way is located in the Persimmon Homes' sought after Earl's Gate development in Dunbar. The development is situated in a convenient position on the southern edge of Dunbar.





Earls Gate has good transport links as the A1 provides a speedy route to Edinburgh to the west and south to Berwick-upon-Tweed. 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, Earls 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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