

22 Lignieres Way

DUNBAR, EAST LoTHIAN, EH42 1FD



*STYLISH THREE-BEDROOM END-TERRACED
HOUSE IN IMMACULATE CONDITION*



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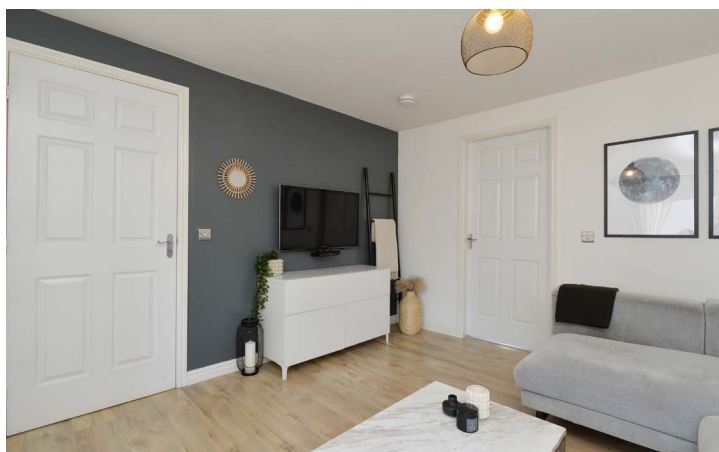




McEwan Fraser is delighted to present this stylish three-bedroom end-terraced house to the market. Well situated in an established modern development, the property was built by Persimmon Homes and will benefit from the remainder of its NHBC warranty. This is an ideal starter home presented in immaculate condition and internal viewing is highly recommended.

Internal accommodation is focused on a bright, spacious, and neutrally finished living room. The ample proportions give the flexibility for a variety of different furniture configurations. This will give a purchaser plenty of flexibility to create their ideal entertaining space. A door to the rear of the living room opens into the dining kitchen which occupies the full width of the property. The kitchen comes complete with a full range of base and wall mounted units set against a tiled splash-back. A gas hob, electric oven and cooker hood are integrated while space is provided for further free standing appliances. French doors open directly into the rear garden which has partial decking to create low maintenance entertaining space. The ground floor accommodation is complete by a WC located off the entrance hall.

the lounge





kitchen/diner







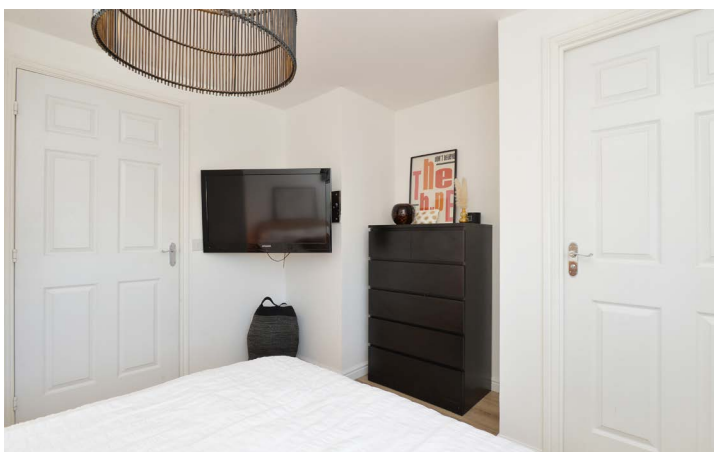
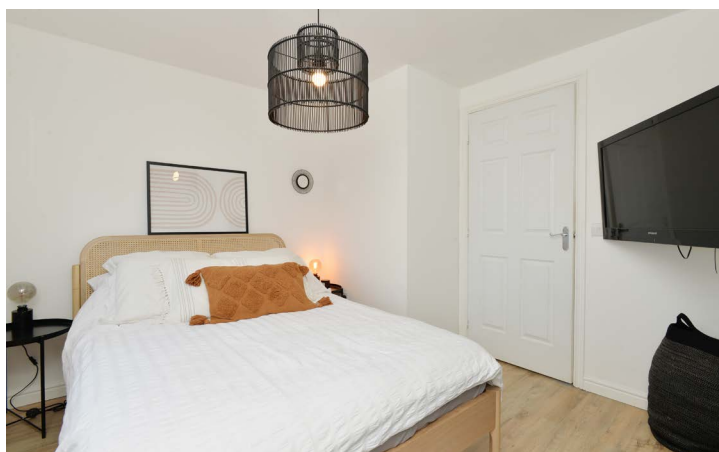
Climbing the stairs, the first-floor landing gives access to three bedrooms, bathroom and a large loft for additional storage. The front-facing master bedroom is particularly generous with ample space for a full range of bedroom furniture. This bedroom also enjoys access to a contemporary en-suite shower room. The second bedroom is also a well proportioned double. Bedroom three is a good-sized single which is currently utilised as a dressing room but could easily be re-purposed as a nursery or home office.

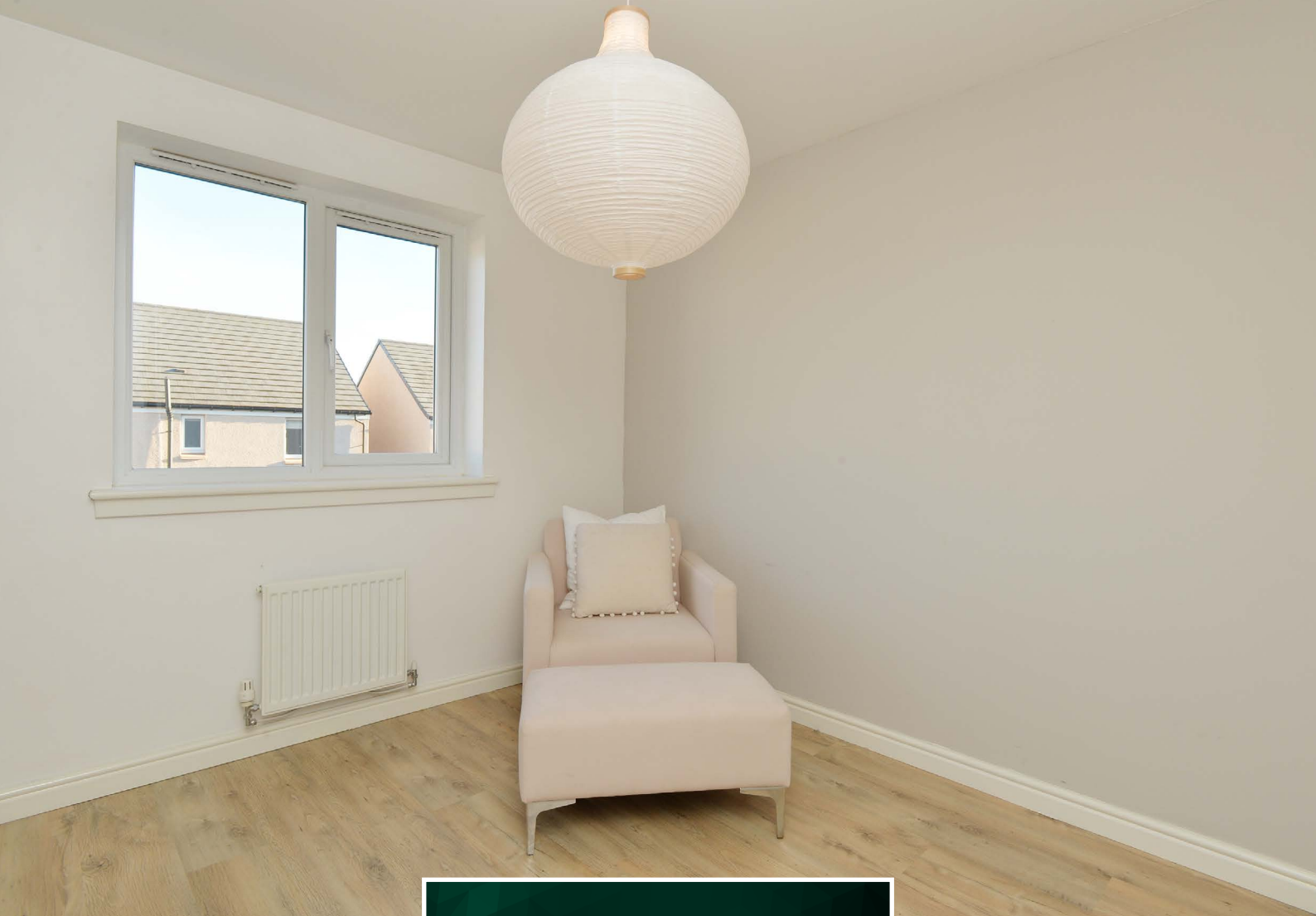
Finally, the bathroom has been finished to an exacting standard and enjoys a three-piece white suite with partial tiling.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property enjoys an ample plot with open front garden, secure rear garden and a driveway for off-street parking.

bedroom 1





bedroom 2





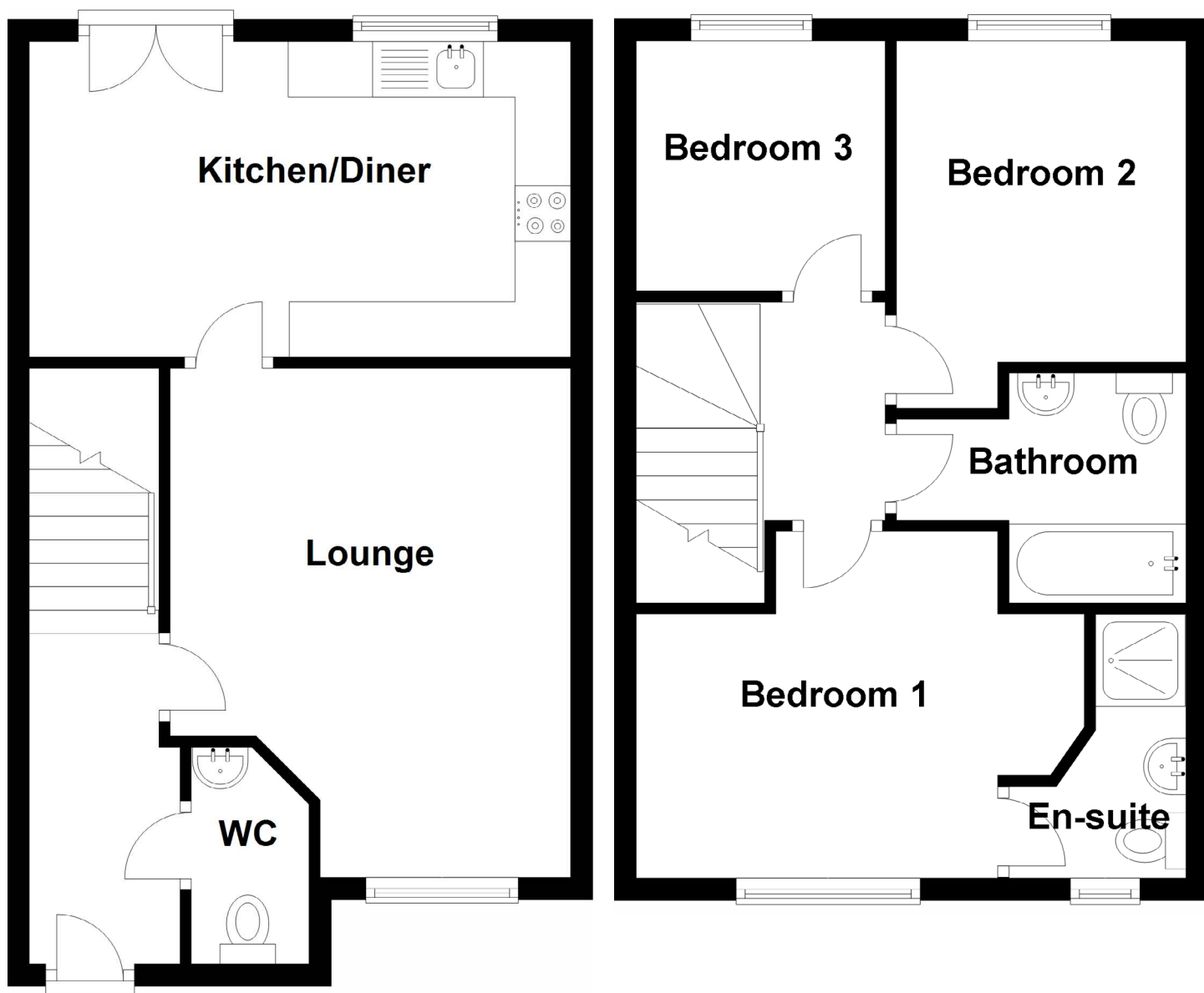
bedroom 3





the bathroom





Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.61m (11'10")
Kitchen/Diner	4.88m (16') x 2.85m (9'4")
WC	1.96m (6'5") x 0.87m (2'10")
Bedroom 1	3.63m (11'11") x 3.13m (10'3")
Bedroom 2	3.26m (10'8") x 2.41m (7'11")
Bedroom 3	2.22m (7'3") x 2.21m (7'3")
Bathroom	2.41m (7'11") x 2.04m (6'8")
En-suite	2.34m (7'8") x 1.69m (5'7")

Gross internal floor area (m²): 74m²

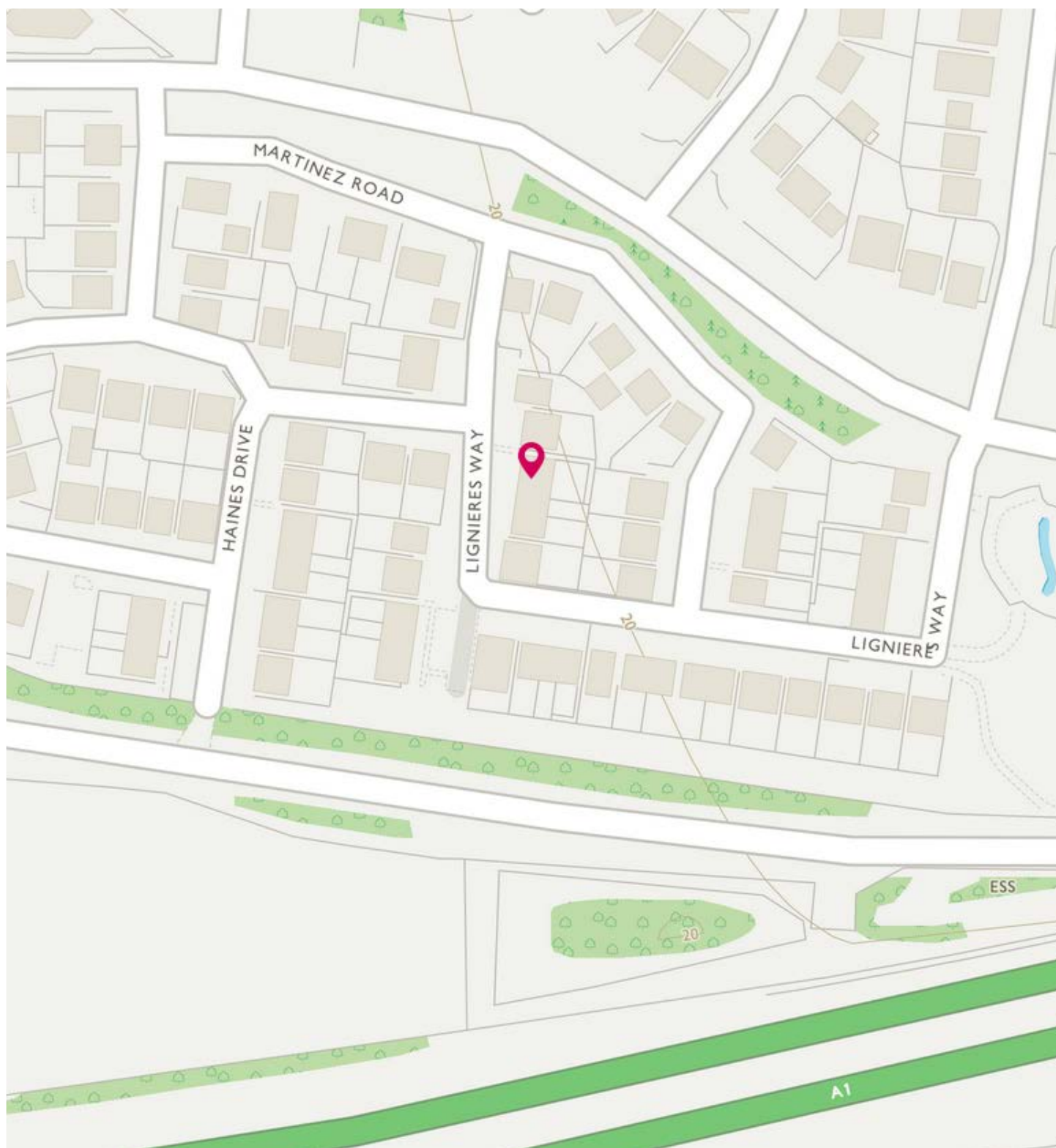
EPC Rating: C





Lignieres Way is located in the Persimmon Homes' sought after Earls 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. 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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