

35 MORAY AVENUE

Dunbar, East Lothian, EH42 1QG

GENEROUS DETACHED HOUSE



GILSON GRAY
LAW • PROPERTY • FINANCE



CONTENTS

- 07** **Welcome to**
35 Moray Avenue
- 09** **The entrance**
A welcoming introduction to a lovely family home
- 11** **The reception rooms**
Two spacious living areas for everyday life
- 14** **The kitchen**
A sociable space for those who love to entertain
- 19** **Six bedrooms**
Six tranquil sleeping areas offering various options for use
- 25** **The bathrooms**
Three washrooms, perfect for families
- 26** **Gardens & parking**
A large, sunny garden and excellent private parking
- 28** **The area**
A vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches



PROPERTY NAME

35 Moray Avenue

LOCATION

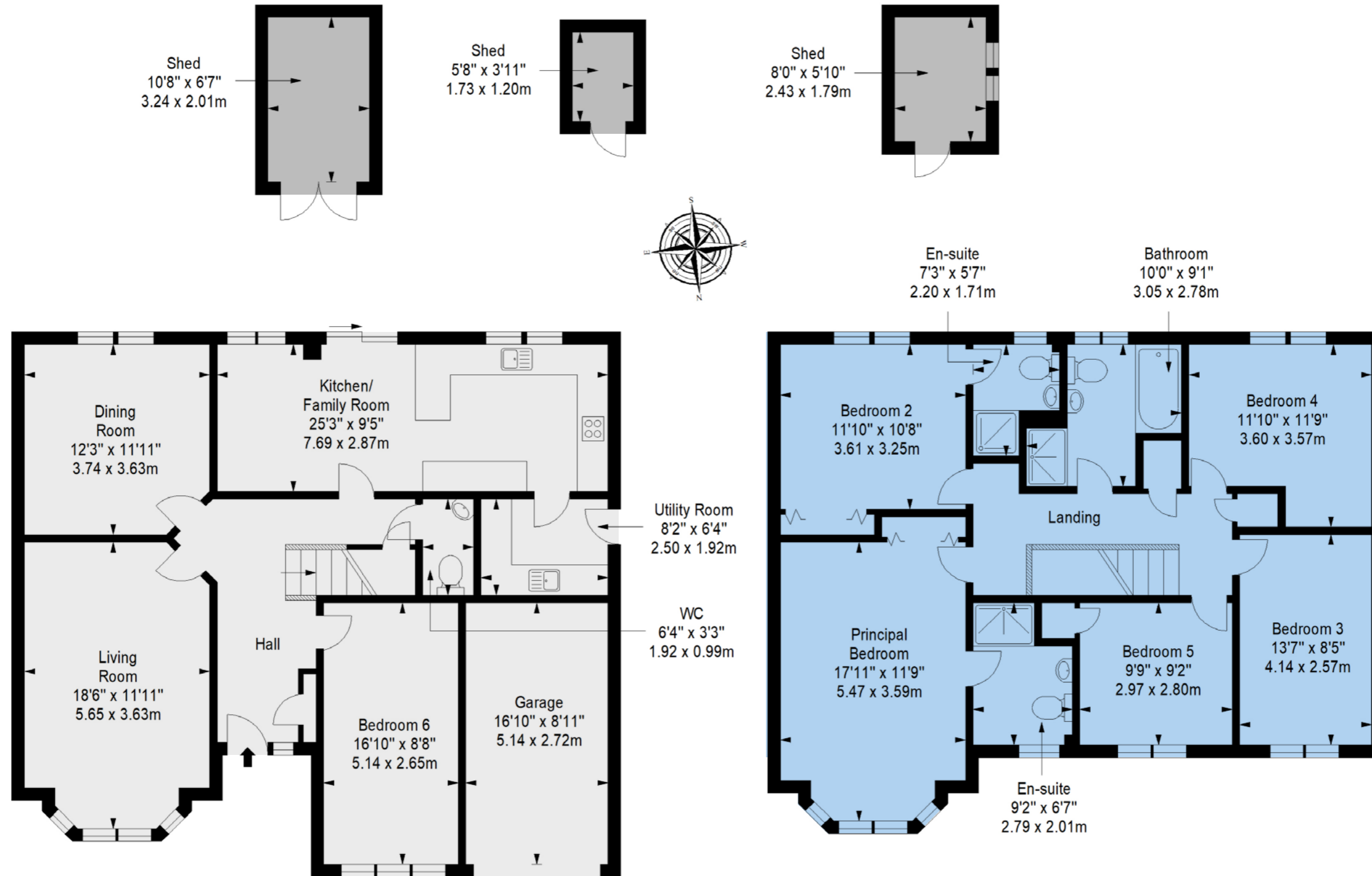
Dunbar, East Lothian, EH42 1QG

APPROXIMATE TOTAL AREA:

218.3 sq. metres (2349.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes.
All sizes are approximate.



GENEROUS DETACHED HOUSE IN DUNBAR



Representing an outstanding family home in the desirable coastal town of Dunbar, this six-bedroom, three-bathroom (plus a separate WC) detached house has a wealth of living space and is brought to market in a true move-in condition with modern fixtures and fittings and tasteful décor throughout. It is accompanied by a large, south-facing rear garden and extensive private parking. Tucked in a quiet cul-de-sac of an established modern development in the town, it enjoys a peaceful setting yet lies within easy reach of the excellent amenities that Dunbar has to offer.

GENERAL FEATURES

Generous detached house in sought-after Dunbar
Spacious & versatile, family orientated accommodation
Well-presented, modern interiors and tasteful décor
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming entrance hall with storage and WC
Elegant, generously proportioned living room
South-facing dining room
Breakfasting kitchen/family room with utility room
Six well-proportioned, multi-purpose double bedrooms (two with built-in wardrobes)
Two en-suite shower rooms
Four-piece family bathroom

EXTERIOR FEATURES

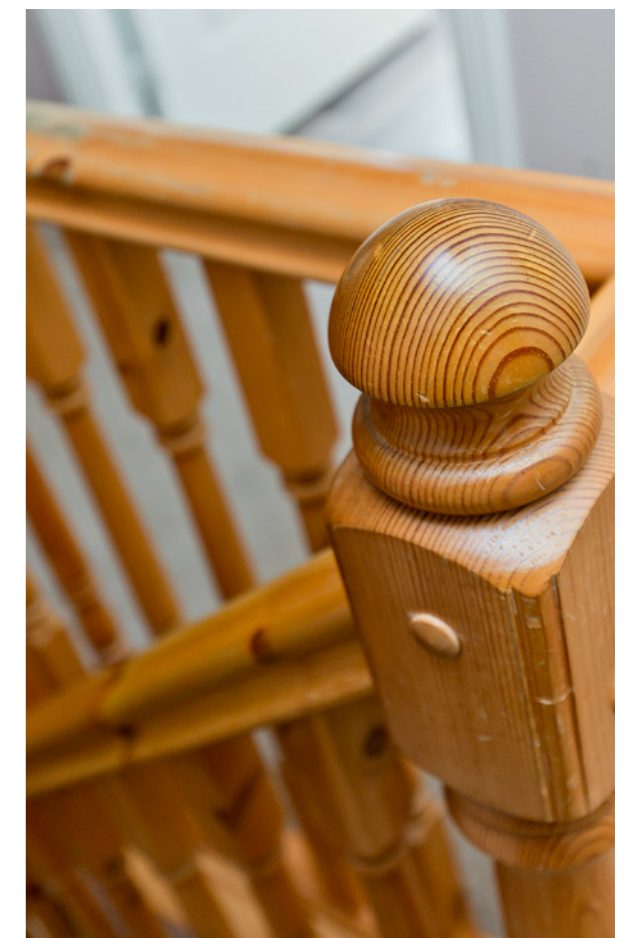
Large, south-facing rear garden
Attached single garage and multi-car driveway

WELCOME



An inviting introduction to a lovely family home

Welcoming you into the home and setting the tone for the interiors to follow is a bright, inviting hallway, presented with neutral décor and warm wood flooring. The hall is accompanied by a useful two-piece WC and built-in storage cupboards.



TWO SPACIOUS LIVING AREAS

for everyday life

The living room is situated to the front of the house and is fronted by a small bay window. The spacious room offers excellent flexibility for various lounge furniture configurations to suit the new owner's needs, and it continues the attractive presentation of the hallway with the same neutral décor and wood flooring.



The dining room neighbours the living room and offers the perfect space for sit-down family meals and sociable dinner parties, with plenty of room for at least a six-seater table. The room is well-presented with tasteful décor, a bold feature wall, and wood flooring, and it further benefits from a sunny south-facing aspect overlooking the rear garden.



KITCHEN/FAMILY ROOM

A sociable space for those who love to entertain



The open-plan kitchen and family room offers another sociable space for everyday life and entertaining alike, with flexibility for a casual dining area or a comfortable lounge area, set next to wide, south-facing patio doors capturing sunshine throughout the day and opening onto the garden. A breakfast bar also caters for morning coffee, busy weekday breakfasts, and socialising while cooking.

The kitchen is well-appointed with attractive wood-styled wall and base cabinets, spacious worktops, and a selection of integrated appliances. A utility room supplements the kitchen with additional cabinetry, workspace, space for laundry appliances, and external access.



TRANQUIL SLEEPING AREAS



offering various options for use

One of the bedrooms is on the ground floor, with the remaining five on the first floor. The ground-floor bedroom can easily lend itself to a variety of uses, such as a children's playroom, an extra reception room, or a hobby/music/gym room. The first-floor bedrooms are approached via a landing with built-in storage and are all well-proportioned doubles, with two accompanied by built-in wardrobes and one benefiting from cupboard storage. The sleeping areas are all tastefully decorated and carpeted for optimum comfort underfoot, and two boast their own en-suite shower rooms.





The principal bedroom





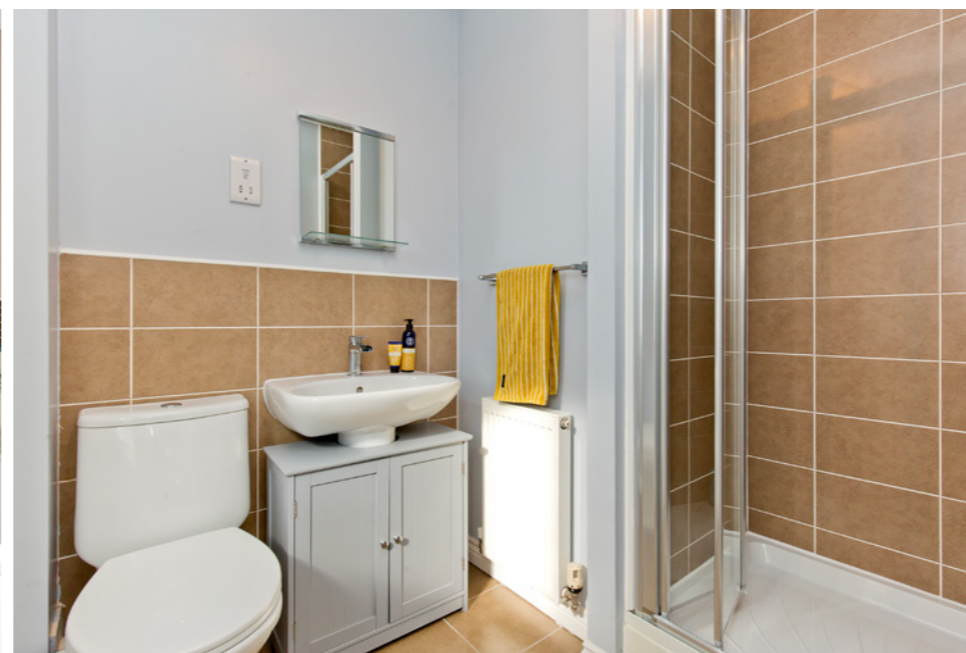


THREE BATHROOMS

perfect for families

The en-suite shower rooms comprise shower enclosures, WC-suites, and tasteful wall tiling, whilst the family bathroom completes the accommodation on offer and comes replated with a bath with a shower attachment, a separate shower enclosure, a pedestal basin, and a WC, all enveloped by neutral décor and attractive tiling.

Extras: Integrated kitchen appliances comprising a double oven, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. The wall-mounted units in bedroom three will also be included in the sale.



LARGE, SUNNY GARDEN

and excellent private parking

Externally, the house is perfectly complemented by front lawn and a large rear garden, with the latter boasting an enviably sunny south-facing garden and featuring a spacious, manicured lawn, a large decked terrace for outdoor dining furniture, and three sheds for external storage. Excellent private parking is provided by an attached single garage and a multi-car, mono-blocked driveway.



DUNBAR



A vibrant town on the breath-taking East Lothian coast

Welcome to Dunbar, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, a bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to

independently-owned options: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.