



11 STEADINGS GARDENS

Dunbar, East Lothian, EH42 1GS



2

Public Room



5

Bedrooms



2

Bathroom



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Representing an ideal family home in the desirable coastal town of Dunbar, this detached house offers one/two reception rooms, a large dining kitchen, four/five bedrooms, an en-suite shower room, a bathroom, and a separate WC, all presented with modern interiors and tasteful décor. The home also has a well-maintained rear garden and a private driveway.

Situated within an established, sought-after development on the edge of the town, the house benefits from easy access to Dunbar's outstanding amenities. These include shops (with a major supermarket close by and a wealth of independent retailers, cafés, coffee shops, and other everyday essentials on the high street), excellent schools (including well-regarded state options and an independent school), transport links, including a train station with regular services to Edinburgh, and beautiful open spaces, including a picturesque country park and beaches.







B

EPC
RATING

F

COUNCIL
TAX BAND

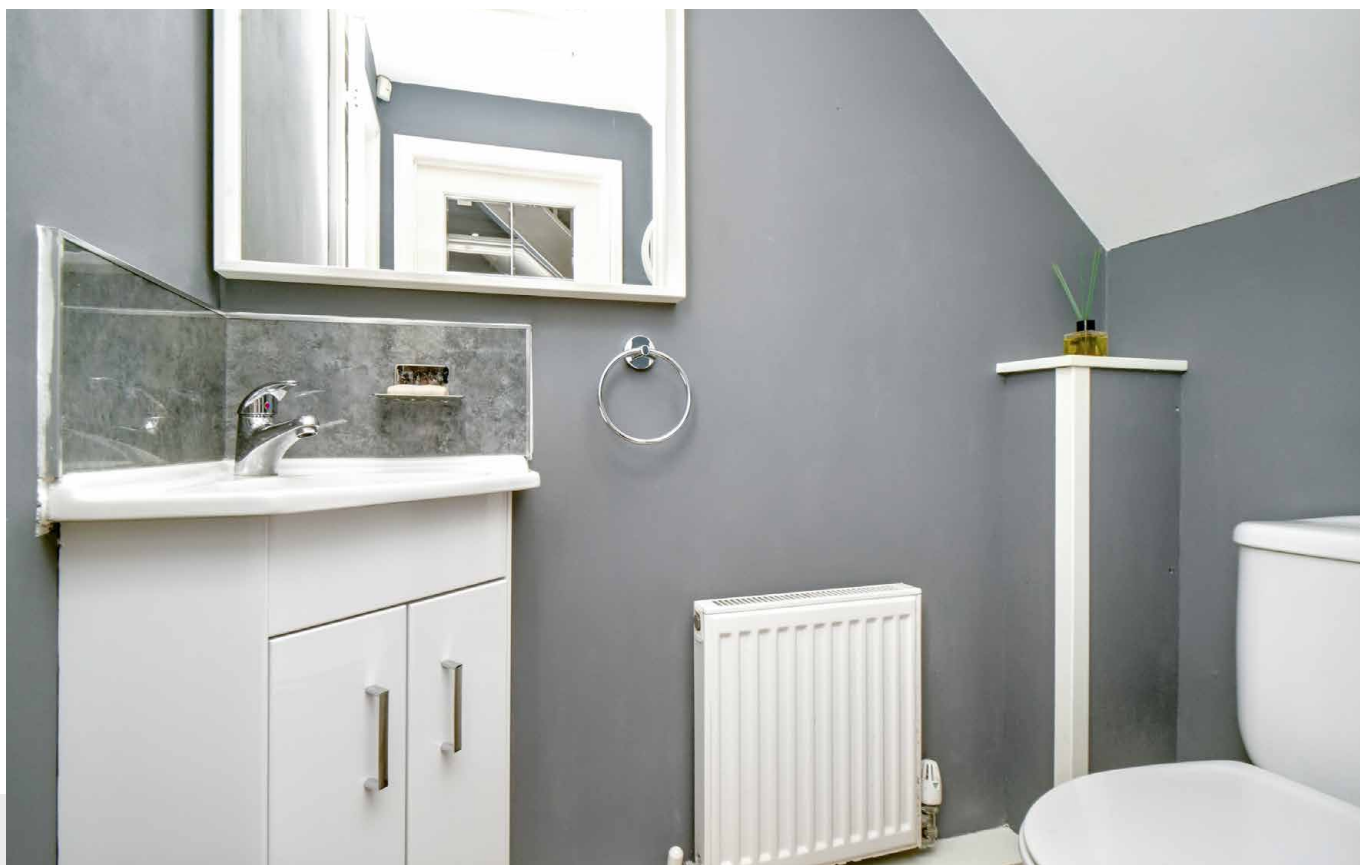
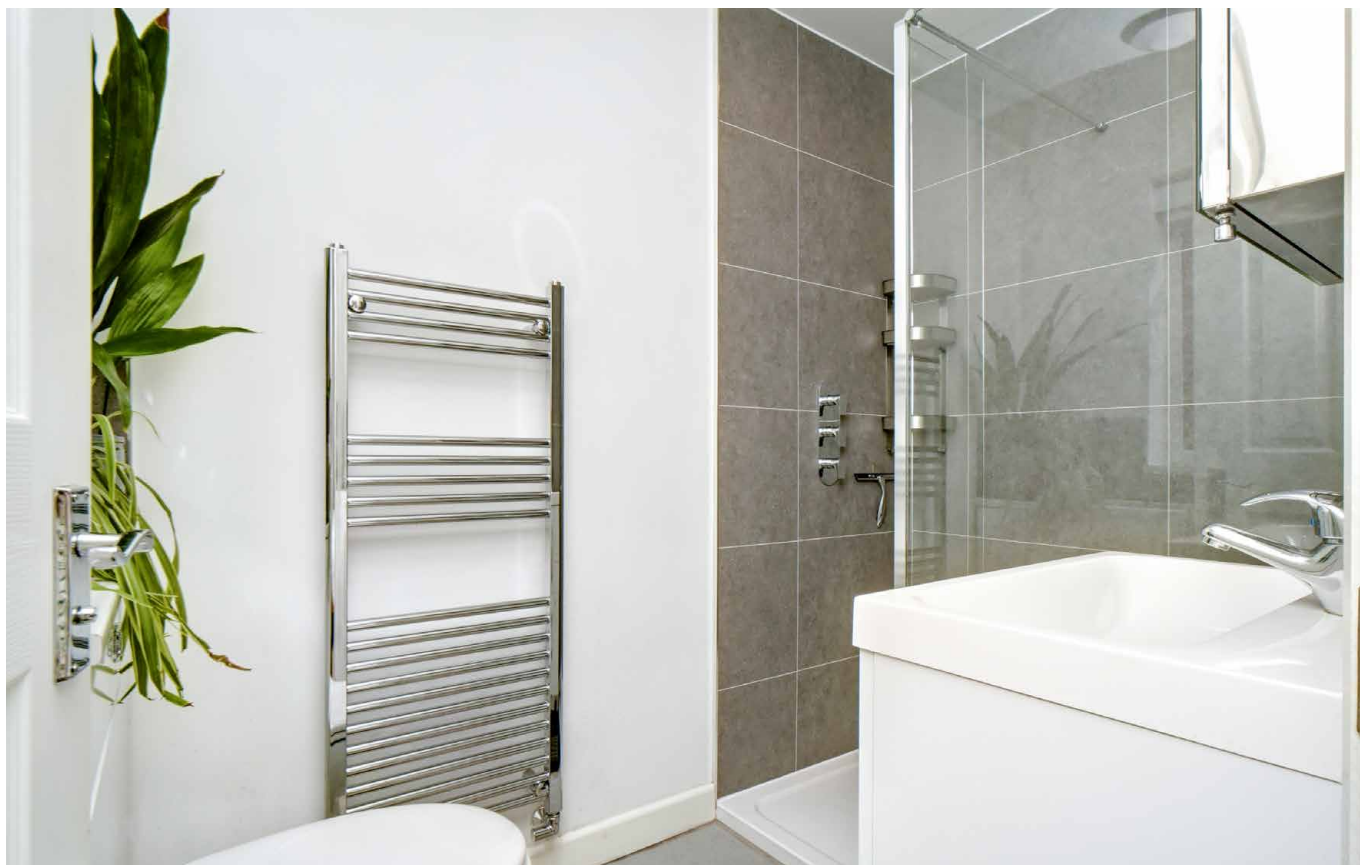
VIEWING

By appointment only
with Gilson Gray on
01620 893 481

Features

- Detached house in Dunbar
- Attractive, modern interiors
- Entrance hall with storage and WC
- Living room with French doors onto garden
- Large, well-appointed dining kitchen
- Four well-proportioned bedrooms (three with built-in wardrobes)
- Fifth bedroom/potential home office
- One en-suite shower room
- Separate family bathroom
- Well-maintained rear garden
- Private double driveway





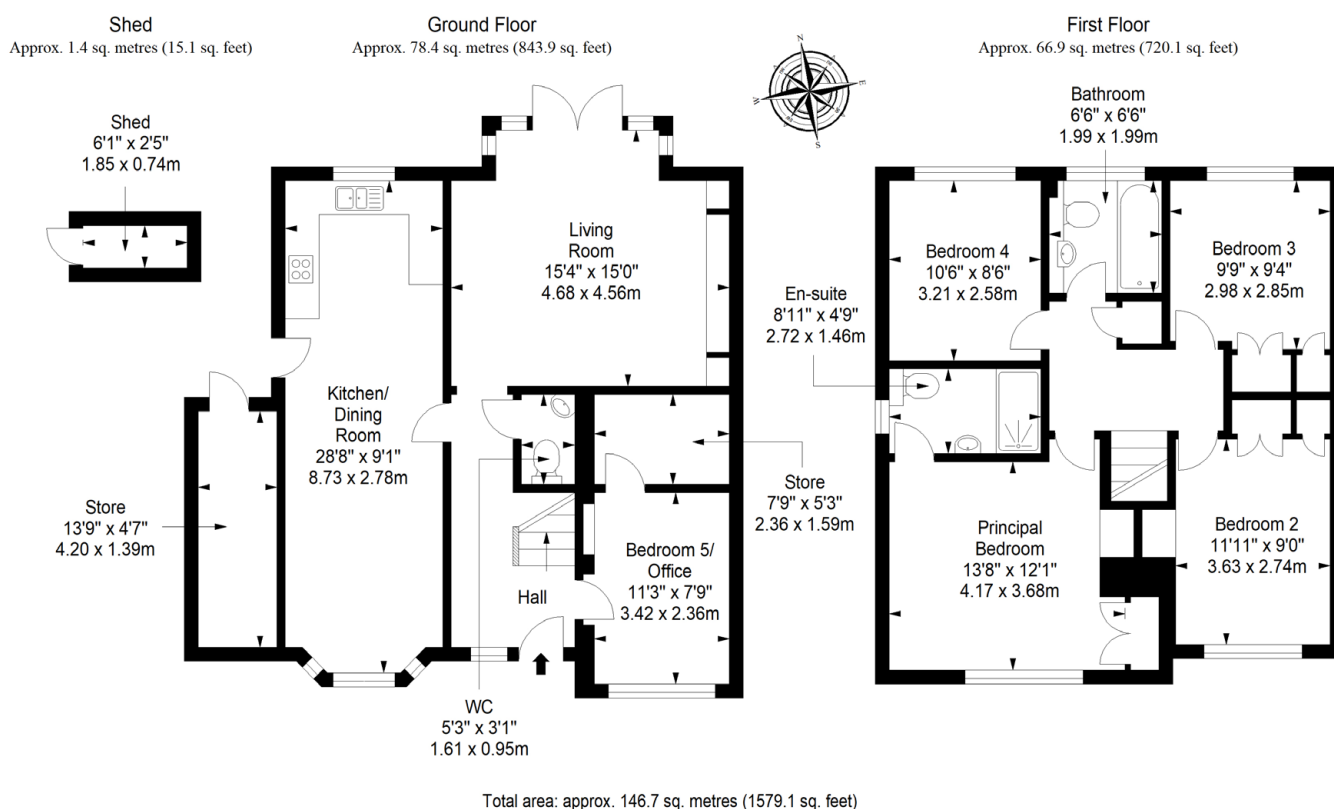
Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor hood, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Greenbelt Holdings Limited. The monthly cost is around £35.



DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, 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, 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. 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.



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