



GARDEN STIRLING BURNET

2 JOHN MUIR GARDENS

Dunbar | East Lothian | EH42 1GA





WE ARE EAST LoTHIAN

Whether you're buying or selling a property, looking for legal advice, or want to find out more about letting out your property in East Lothian, we've got the breadth of knowledge and experience you're looking for.

Based across East Lothian, we have offices in Dunbar, Tranent, Haddington and North Berwick and a warm welcome is always guaranteed.

We offer residential conveyancing services, as well as family, commercial and criminal law advice. We can also assist with wills, power of attorney, executries and trusts. No matter what's going on in your life, GSB Solicitors will always be on hand to help you through.

www.gsbproperties.co.uk

propertysales@gsbproperties.co.uk

01620 825368

CONTENTS

- 05 2 JOHN MUIR GARDENS**
An exceptional detached house in Dunbar
- 08 FLOORPLAN**
- 10 HALLWAY**
An airy reception hall welcomes you inside
- 13 THE LIVING AREAS**
Perfectly accommodate family life
- 17 SOUTH-FACING KITCHEN**
And adjoining utility room are stylishly appointed
- 20 GENEROUS SLEEPING QUARTERS**
Five comfortably carpeted bedrooms
- 25 THE WASHROOMS**
A stylish family bathroom and two en-suites
- 26 LOVELY SOUTH-FACING GARDEN**
The securely enclosed rear garden enjoys sun through the day
- 28 DUNBAR**
A vibrant town on the breath-taking East Lothian coast



Welcome to 2 John Muir Gardens

IMPRESSIVE DETACHED FAMILY HOME



This detached modern residence in the coastal town of Dunbar offers a sizeable family home with five bedrooms, three bathrooms (two en-suite), a ground-floor WC, plenty of storage, and three bright and spacious reception rooms - one open to an integrated dining kitchen with a utility room opening onto a south-facing enclosed garden. Private parking is also on offer.

GENERAL FEATURES

- Quiet setting in a desirable coastal town
- Close to road & rail links for easy commuting
- Exclusive modern detached house
- Versatile family-orientated interiors with attractive décor


ACCOMODATION FEATURES

- Airy reception hall with handy WC
- Large dual-aspect living/formal dining room with fireplace
- South-facing family room with garden access
- Bright and spacious sitting room, open to:
- Stylish south-facing integrated kitchen with dining area and garden access via a utility room
- Principal suite with luxury bathroom
- Three further double bedrooms (one with en-suite shower room)
- One single bedroom/home office
- Four-piece family bathroom
- Plentiful incorporated storage
- Eco Hive heating system, kitchen underfloor heating and double-glazing

EXTERNAL FEATURES

- Immaculate gardens, enclosed and south-facing to the rear
- Private front driveway



 2 John Muir Gardens



PROPERTY NAME

2 John Muir Gardens

LOCATION

Dunbar, EH42 1GA

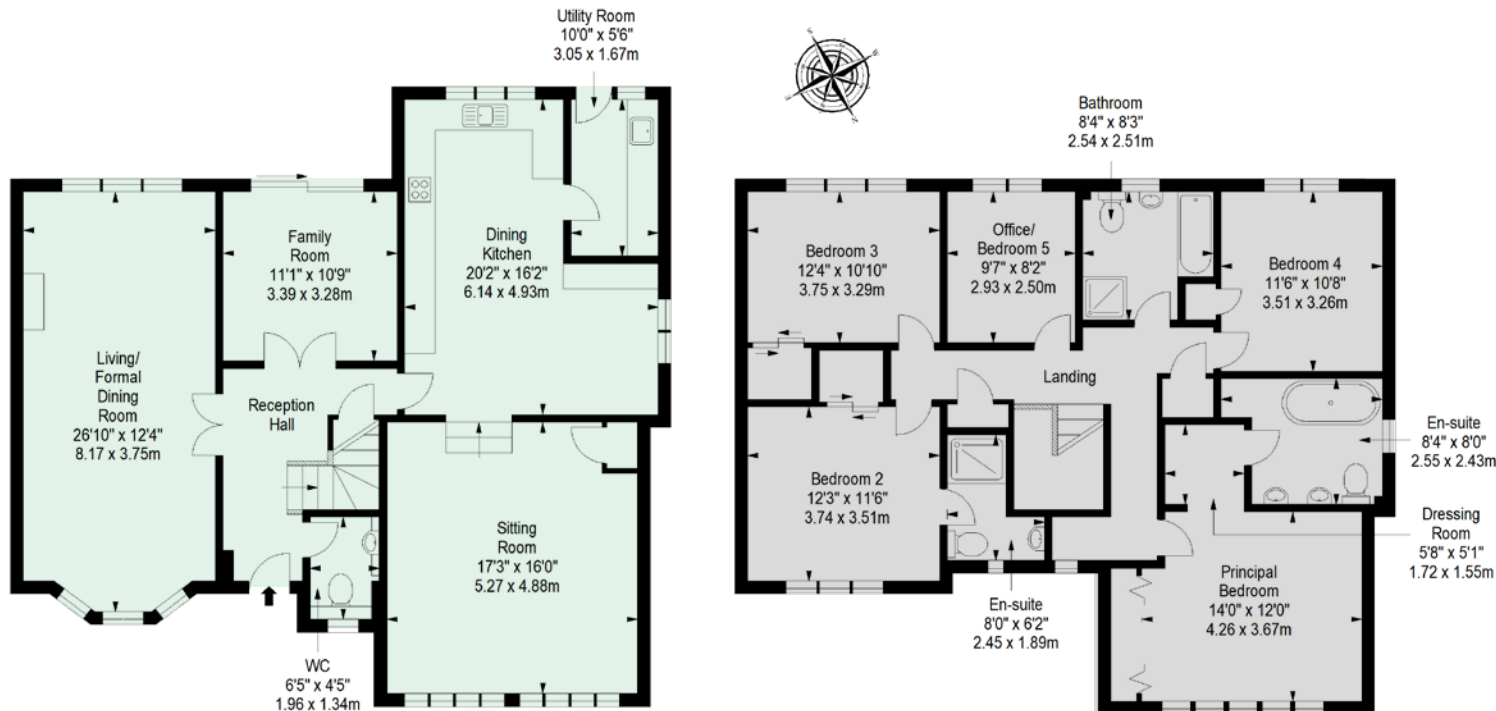
APPROXIMATE TOTAL AREA:

218.7 sq. metres (2354.1 sq. feet)

KEY

- GROUND-FLOOR
- FIRST-FLOOR

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



THE HALLWAY

An airy reception hall with an open staircase

An airy reception hall (with an open staircase) welcomes you inside. Here can be found an elegantly decorated WC and durable oak flooring that flows seamlessly into two adjoining reception rooms.





bright and spacious

LIVING AREAS

The main reception room is wonderfully sunny and spacious, allowing for formal dining and a sitting area arranged around a living flame fire with an understated stone surround. Next door, a relaxed multi-purpose family room features plentiful recessed shelving and south-facing sliding doors to the garden. The third oak-floored reception room is openly adjoined to the kitchen and its casual dining area - creating a fantastic social area for family life and entertaining.





A south-facing family room with garden access and a spacious sitting room which opens into a stylish kitchen



SOUTH-FACING KITCHEN

with dining area
& garden access

The south-facing kitchen and adjoining utility room (with garden access) are stylishly appointed. They feature a wide selection of underlit gloss-white cabinetry complemented by pastel-green subway tiling. The kitchen (with underfloor heating) is exceptionally well-equipped for busy cooks, with a neatly integrated dishwasher, an American-style fridge freezer, an eye-level double oven, and a five-ring gas burner with a statement hood.





FIVE BEDROOMS

Generous sleeping quarters

Upstairs, the generous sleeping quarters are accessed via a light and airy landing with useful storage. There are five comfortably carpeted bedrooms - four are double bedrooms with storage, two with en-suite facilities, and one large single bedroom/home office. The second en-suite bedroom features a shower room with identical tilework. Lastly, a stylish family bathroom includes vanity storage, a bath, and a separate shower.



Featuring outstanding storage and a deluxe bathroom

IMPRESSIVE PRINCIPAL SUITE



The principal suite is a luxurious retreat with double-fitted wardrobes and an adjoining dressing room which leads to the chicly tiled en-suite bathroom complete with a WC, double basins, a heated towel rail, and a beautiful slipper bath.



LASTLY, A STYLISH FAMILY BATHROOM INCLUDES VANITY STORAGE, A BATH, AND A SEPARATE SHOWER



Extras: Included in the sale are all fitted floor coverings, blinds, light fittings, and all integrated/freestanding appliances (with exception of the washing machine).

LOVELY SOUTH-FACING GARDEN

providing a secure family space
for outdoor recreation

Externally, the home is hugged by immaculate lawns. The securely enclosed rear garden enjoys sun through the day and is pleasantly sheltered by leafy trees. In addition to the attractively bordered lawn, this delightful outdoor area provides several seating spots for enjoying the sun. To the front is a driveway for private parking.



DUNBAR

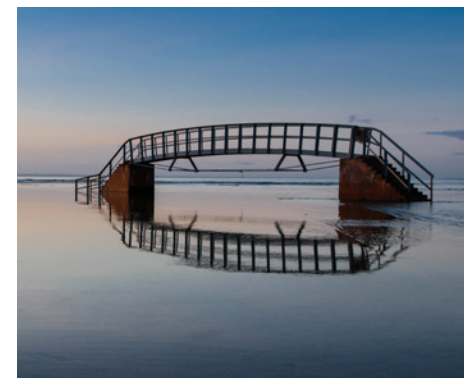
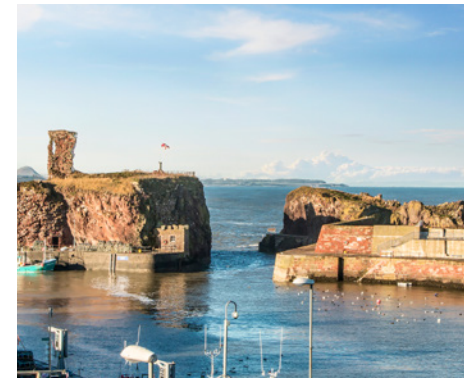
A vibrant town on the breath-taking East Lothian coast

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, bakers, butchers, banks, 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, a creche, and fitness classes, in addition to independently-owned 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.





GARDEN STIRLING BURNET

————— We Are East Lothian —————

OFFERS TO:

22 Hardgate, Haddington EH41 3JS

Tel: 01620 825 368

Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.