



GARDEN STIRLING BURNET

SUNNYVALE

Thornton Glen | Dunbar | East Lothian | EH42 1QT





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Welcome to Sunnyvale

STUNNING DETACHED HOUSE COVERING 2,620 SQ. FT.



Offering a sought-after country and coastal lifestyle, Sunnyvale is a stunning four-bedroom detached house with a spectacular location as part of Thornton Glen near Dunbar; it offers a wealth of accommodation across one floor (spanning 2,620 square feet) and it boasts the most impressive garden grounds.

GENERAL FEATURES

- Stunning detached house covering 2,620 sq. ft.
- Finished to exceptionally high standards
- Spectacular location as part of Thornton Glen
- Offers a sought-after country & coastal lifestyle

ACCOMODATION FEATURES

- Triple-aspect entrance porch and central hall
- Dual-aspect living room with log-burning stove
- Spacious conservatory with lovely garden views
- Expansive breakfasting kitchen/dining room
- Separate laundry room with discreet location
- Principal suite with a private dressing room
- Three additional double bedrooms
- A dual-aspect study and a separate playroom
- High-specification en-suite shower room
- Contemporary family shower room
- Family bathroom with overhead rainfall shower
- Gas central heating & double-glazed windows

EXTERNAL FEATURES

- Incredible garden grounds that offer a true haven
- Greenhouse and a summerhouse with electricity
- Timber-framed double garage & large driveway

APPROXIMATELY 4 ACRES OF LAND TO EXPLORE





GARDENS & PARKING

Roughly 4 acres of garden grounds to explore



With approximately 4 acres of land to explore, the home offers an abundance of outdoor space, including roughly 1 acre of garden grounds which encompass the house and are beautifully landscaped with sweeping lawns framed by mature trees and planting. Truly magical and peaceful, the gardens provide a natural haven for the entire family and they capture sun throughout the day. There is also a decked area for summer dining, complete with the most inspiring garden views, and there is even a wooden bridge, spanning a bubbling brook, leading to further outdoor space.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. Additional appliances may be available by separate negotiation.



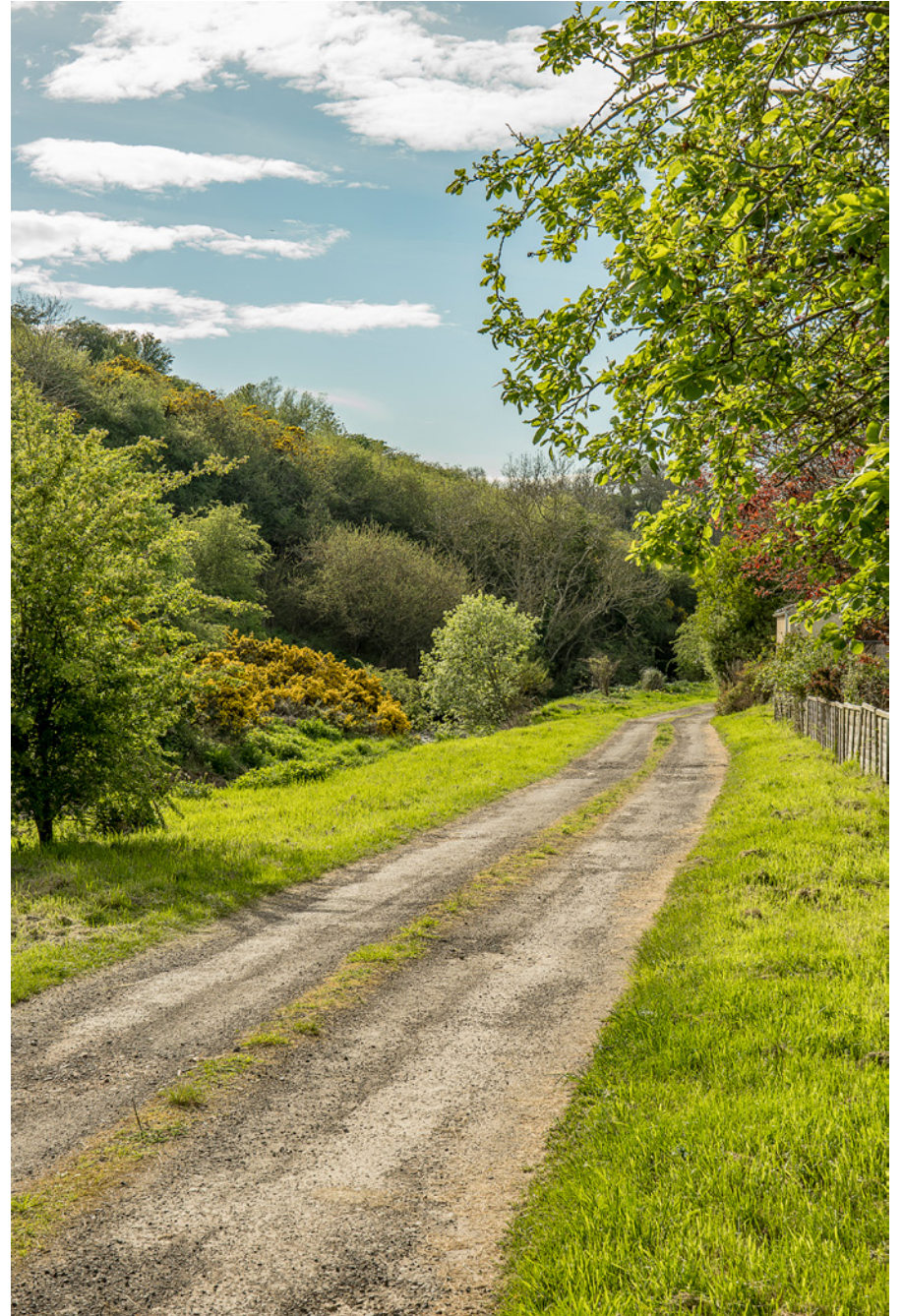
Approximately 4 acres of land to explore which encompass the house and are beautifully landscaped with sweeping lawns framed by mature trees and planting...

In addition, there is a large greenhouse and a dual-aspect summerhouse (with plug sockets and lighting), providing a versatile space for creative endeavours.





Attached to the summerhouse is a timber-framed double garage offering ample parking, along with a large driveway.



THE ENTRANCE

An exceptional family home in a breathtaking location



Reached via a shared access road, the property has a breathtaking approach set amongst the countryside in a leafy green setting as part of Thornton Glen. The exterior of Sunnyvale is equally enticing, the front door opening to a triple-aspect entrance porch which gives way to a central hall. Immediately, the exceptional quality of the interiors is apparent, giving a glimpse of what to expect.



SPACIOUS AND VERSATILE RECEPTION ROOMS

The sociable heart of Sunnyvale is a magnificent living room, which has substantial dimensions to accommodate a wide choice of furnishings. It further boasts two sets of French doors facing south and west, ensuring a flood of natural light throughout the entire day, as well as a seamless transition to the garden – perfect for summer soirees. It also features a log-burning stove for cosy evenings. Plus, it is decorated in crisp white and with a solid oak floor, creating a minimalist-inspired aesthetic that is easy to style.





A conservatory, accessed from the living area or the kitchen, provides an additional reception space – one that is beautifully framed by a wealth of windows, capturing delightful garden views. This room is spacious enough for lounge and dining furniture, allowing excellent versatility of use.



An ultra-modern kitchen with impressive storage

The breakfasting kitchen and dining room share an expansive open-plan layout, ensuring generous floorspace for a table and chairs and additional furnishings. It has a statement design, and is organised around a central island with a breakfast bar – ideal for quick meals.



Enjoying a monochrome colour palette, it is equipped with a fantastic range of white cabinets (many of which are tall vertical units) and contrasting worktops providing ample food preparation space. A double oven and five-burner gas hob come integrated, along with space for additional appliances. A separate laundry room provides a discreet space for washing.





FOUR DOUBLE BEDROOMS

Meticulously styled with attractive décor

The home has four large double bedrooms that are meticulously styled with attractive décor, maintaining the impeccable standards of the residence. Meanwhile, the rear-facing second bedroom (set beside a dual-aspect study) also benefits from an adjacent playroom that provides excellent creative possibilities. Like the principal suite, bedrooms three and four are to the front of the home, enjoying south-facing aspects for a light-filled ambience.



PRINCIPAL SUITE WITH A PRIVATE DRESSING ROOM

The front-facing principal bedroom (laid with an oak-style floor) has the largest proportions, boasting a sizeable alcove for a fitted wardrobe, as well as the luxury of a private dressing room and an en-suite.

For year-round comfort, the property has LPG gas central heating and double-glazed windows throughout. All floors have been insulated with Kingspan for greater warmth and efficiency.





THREE HIGH-SPECIFICATION BATHROOMS

Sunnyvale has a family bathroom, a family shower room, and an en-suite shower room, all of which are finished to a high specification, incorporating hidden-cistern toilets, storage-set washbasins, and overhead rainfall showers. The family bathroom has the added advantage of a P-shaped bathtub, as well as chic wet walling – complementing the style and design of the en-suite. The family shower room, on the other hand, is adorned in white wet walling.





PROPERTY NAME

Sunnyvale

LOCATION

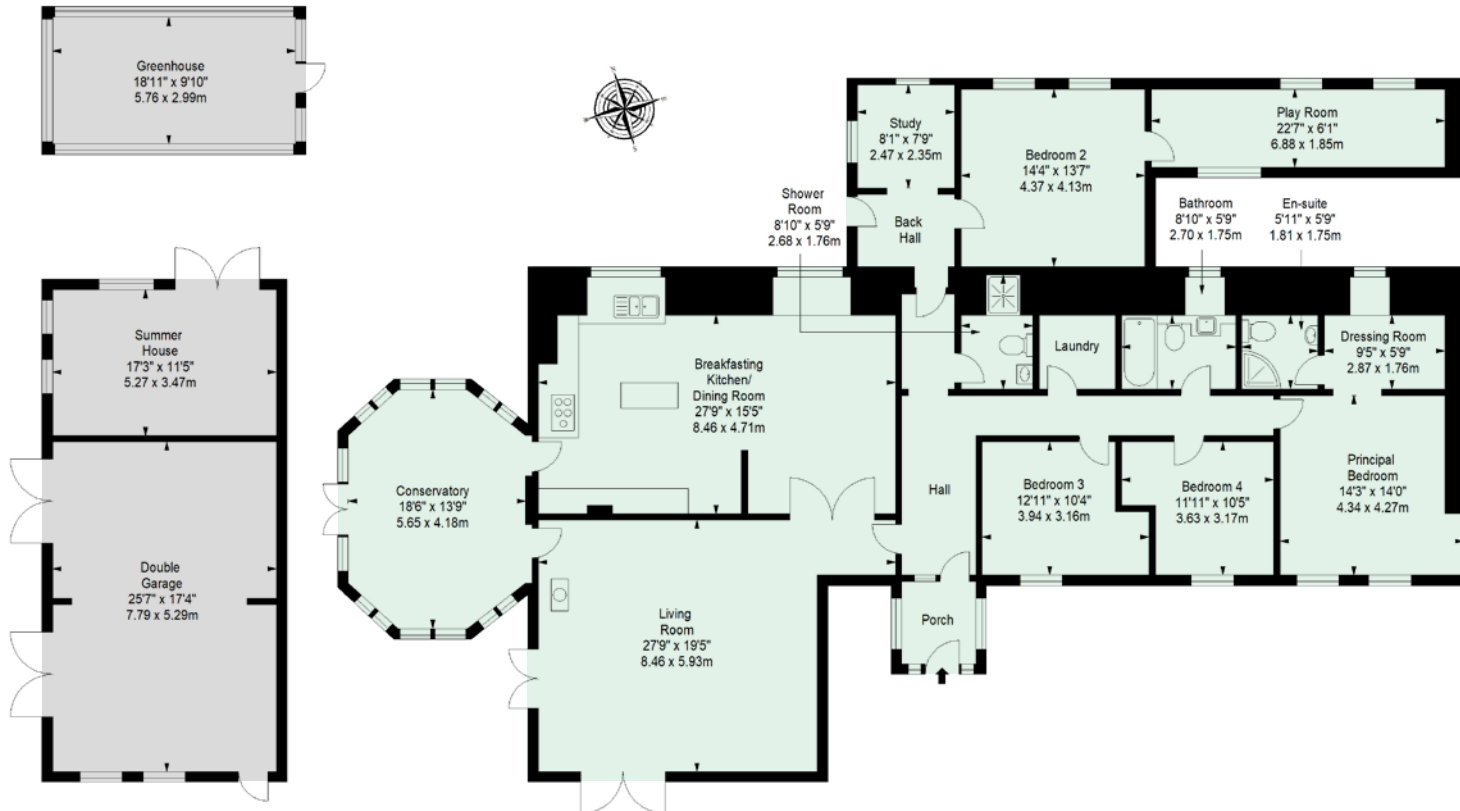
Thornton Glen, Dunbar, East
Lothian, EH42 1QT

APPROXIMATE TOTAL AREA:

321.1 sq. metres (3456.4 sq. feet)

KEY

- GROUND-FLOOR
- EXTERNALS



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

THORNTON GLEN, DUNBAR

Set within Thornton Glen, it enjoys mature woodlands practically on its doorstep

Sunnyvale has an exclusive setting in a very special location, offering peace and tranquillity in the most beautiful natural surroundings. Set within Thornton Glen, it enjoys mature woodlands practically on its doorstep, as well as East Lothian's picturesque countryside, stretching as far as the eye can see. Furthermore, it is just a short drive or cycle ride to numerous sandy beaches too. But that's not all. The property offers convenience as well. Set near the A1, it is just 10 minutes by car from the coastal town of Dunbar, which can also be reached on a lovely 40-minute bike ride via the nearby National Cycle Network Route 76. Dunbar is home to white sandy beaches, the John Muir Country Park, protected woodland areas, a train station and an old working harbour.



It 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, and chemists. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet as well, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor 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. 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. Furthermore, Dunbar is known for its outstanding schools at all levels, and it is home to the renowned Belhaven Hill independent school. Finally, a 20-minute train journey from Dunbar will take you to Edinburgh or Berwick.



GARDEN STIRLING BURNET

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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.