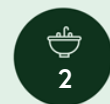




GARDEN STIRLING BURNET

**1 CROWHILL FARM COTTAGES**  
DUNBAR, EAST LoTHIAN, EH42 1QT







This exceptional end-terrace cottage is a charming stone-built home that has been thoroughly upgraded, coming complete with an extension and high-end modern interiors. The three-bedroom home offers a picturesque coast and country lifestyle as part of a small rural community. It is by the sea and surrounded by open countryside, less than 10 minutes by car from the town of Dunbar. The home further boasts two reception rooms, a quality kitchen, and two high-spec bathrooms, as well as uninterrupted country and sea views, generous private parking, and a sizeable garden.

Inside, a hall (with storage) greets you, flowing right into the living room. This delightful reception area enjoys a spacious footprint for lounge furniture and a bright ambience thanks to dual-aspect windows. It is beautifully styled too, with elegant décor and plush carpeting. The adjacent dining kitchen is openly accessed, allowing triple-aspect light to flow throughout. It sports a suave design with white cabinets and a deluxe granite worktop, framed by eye-catching splashbacks. It accommodates a table and chairs and extends out into the front garden via French doors. It also comes with integrated appliances, a dishwasher, and space for further white goods. Plus, there is a separate utility room providing additional storage and rear garden access. Just off the kitchen is a sunroom with inspiring sea views.

## FEATURES

- An exceptional end-terrace cottage
- Extended and thoroughly upgraded
- Offers a country and coastal lifestyle
- Part of a small community near Dunbar
- Uninterrupted country and sea views
- Welcoming entrance hall with storage
- Elegant, dual-aspect living room
- Sunroom with inspiring sea views
- Dining kitchen with granite worktop
- Utility room with rear garden access
- Three double bedrooms with wardrobes
- Two high-spec bathrooms with showers
- Large front garden with a generous lawn
- Rear garden with southwest-facing aspect
- Driveway and integral double garage
- Gas central heating and double glazing







Meanwhile, the three spacious double bedrooms all maintain the impeccable standards. Each room has neutral styling and generous built-in wardrobe storage. The large, dual-aspect principal and second bedrooms are on the first floor, whilst the third bedroom is at ground level, providing a versatile space that could be used as a study/office. The ground floor is served by a premium four-piece bathroom, which includes a shower cubicle. Similarly, the first floor has a newly installed (in 2020) high-spec five-piece bathroom by Burlington Bathrooms. It is comprised of twin washbasins, a toilet, roll-top freestanding bathtub, and walk-in rainfall shower enclosure. Gas central heating, via a new boiler installed in 2020, and double glazing ensure year-round comfort. Outside, the property has a large front garden, with a generous lawn enjoying the panoramic country and seaside views; plus, it has a quaint rear garden area with a southwest-facing aspect. Ample private parking is provided via a multi-car driveway and an integral double garage. Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a dishwasher to be included.









## 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, 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.



**SCAN HERE**  
To learn more about Dunbar







**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**



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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.

# FLOORPLAN

