



GARDEN STIRLING BURNET

25 DEMPSTER PLACE

Dunbar | East Lothian | EH42 1ZR





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Welcome to 25 Dempster Place

GENEROUS DETACHED HOUSE



Representing the perfect family home in Dunbar, with flexible accommodation arranged over three floors, this generous detached house offers five bedrooms, several reception areas set up in a sociable open-plan layout, a breakfasting kitchen, four bathrooms, and a separate WC, plus a low-maintenance garden, an integral single garage, and a private double driveway.

GENERAL FEATURES

- Generous detached house within a sought-after development in Dunbar
- Stunning hillside views
- Beautifully presented, contemporary interiors with upgraded features
- Walking distance to the seafront & local amenities
- Access to a residents' association

ACCOMODATION FEATURES

- Entrance hallway with WC and garage access
- South-facing living room with contemporary feature fireplace
- Open-plan dining room, breakfasting kitchen, and garden room
- Stylish kitchen design and useful separate laundry room
- Five well-proportioned double bedrooms
- Two en-suite shower rooms
- First-floor three-piece family bathroom
- Second-floor four-piece bathroom
- Gas central heating and double glazing
- Many extras included

EXTERNAL FEATURES

- Good-sized, low-maintenance rear garden with front garden and lawn
- Private side access with outside tap & metal shed
- Integral single garage & private double driveway

This five-bedroom, four-bathroom (plus a separate WC) detached house represents an ideal family home in the desirable coastal town of Dunbar. The home was completed in 2020 by the award-winning builder Robertson Homes. It is presented in a true move-in condition with contemporary fixtures and fittings and stylish décor. Light floods in its many large windows. Accompanied by a low-maintenance garden and private parking, the home lies

within easy reach of many of the wonderful amenities that Dunbar has to offer including a fantastic high street, schools at primary and secondary level (including a highly regarded independent school), transport links (the train station has regular services to Edinburgh and London), and scenic outdoor spaces, such as two golf clubs. The property is just a short stroll from the sea.



25 Dempster Place



PROPERTY NAME

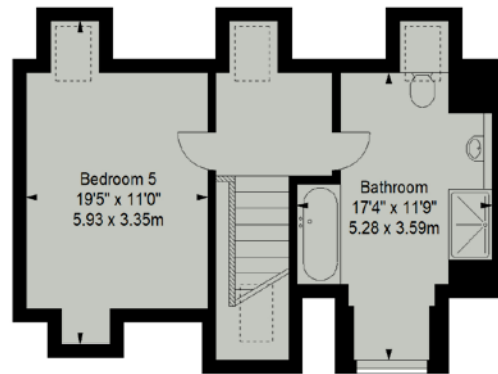
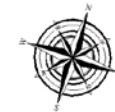
25 Dempster Place

LOCATION

Dunbar, East Lothian, EH42 1ZR

APPROXIMATE TOTAL AREA:

212.7 sq. metres (2289.6 sq. feet)



KEY

● GROUND-FLOOR

● FIRST-FLOOR

● SECOND-FLOOR

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



A WELCOMING INTRODUCTION

to a stylish home

The home impresses from the outset with instant kerb appeal. The front door opens into a welcoming hallway, giving the first glimpse of the immaculate interiors to follow with neutral and navy-blue décor and grey Amtico flooring. The hall is accompanied by garage access and a stylish two-piece WC.





SOCIABLE, FLOWING SPACES

ideal for entertaining

The reception rooms are set up in a sought-after open-plan layout, representing the perfect space for everyday family life and sociable gatherings with guests – sure to appeal to those who love to host dinner parties! The living room boasts a south-facing aspect, with floor-to-ceiling windows capturing sunny natural light throughout the day. A spacious footprint allows for various configurations of furniture, all arranged around a contemporary fireplace with an electric Evonic fire and Samsung TV above.



Double doors open from here into an adjoining dining room, opening to create a convivial space or closing to keep the rooms separate.



The dining room is conveniently openly connected to the kitchen and provides ample space for a large dining table and chairs, alongside additional furniture. It also flows freely through to the garden room.





THE GARDEN ROOM

The dining room flows freely through to the garden room, where cathedral windows and French doors flood the room with natural light throughout the day. The French doors open out with a south westerly aspect – perfect for alfresco entertaining and summer barbecues.





Well-appointed, fully integrated
COOKING ZONE

In addition to enjoying an open-plan layout to the dining room, the airy kitchen is separately accessible from the hall and offers space for a breakfasting area, ideal for morning coffee and socialising while cooking. It comes well-appointed with a wide range of contemporary, wood-styled cabinetry, spacious granite worktops, and stylish splashback tiling, neatly integrated with a full complement of Siemens appliances, comprising an oven, a microwave, a five-burner induction hob, an extractor hood, fridge/freezer, and dishwasher. A Pronteau by Abode hot water tap rounds off the appliances. A laundry room neighbours the kitchen, providing a discrete separate space for a washing machine and dryer. Amtico flooring throughout.



BUNNET
TOUT comprendre
C'EST TOUT pardonner

GOOD
WIVES
ONLY

DIS



Tranquil, stylishly presented **SLEEPING AREAS**



The home's five bedrooms are all well-proportioned doubles and are stylishly presented with their own chic, contemporary décor, with four carpeted for optimum comfort underfoot. The principal bedroom is supplemented by built-in wardrobes and has the luxury of its own en-suite shower room, whilst the second and third bedrooms (one also with built-in wardrobes) share a Jack-and-Jill en-suite. The smaller bedrooms (another one with built-in wardrobes) could easily be utilised to suit the new owner's needs – two are currently being used as a dressing room and a home office, highlighting the home's versatility.

The principal bedroom is supplemented by built-in wardrobes and has the luxury of its own en-suite shower room





FOUR WELL-APPOINTED BATHROOMS

perfect for family life

The en-suite shower rooms comprise shower enclosures (one en-suite also has a rainfall shower) and WC-suites set into storage. There is a bathroom on the first-floor featuring a bath with a shower attachment, a basin, and a WC. Finally, an airy four-piece family bathroom on the second floor comes complete with a bathtub, a separate, large shower enclosure, a basin set into a storage unit, and a WC.

This family home benefits from gas central heating and double glazing throughout, ensuring a cosy and cost-effective living environment all year round.



IMMACULATE GARDEN

& excellent private parking



Externally, this wonderful coastal family home is perfectly complemented by a low-maintenance, good-sized rear garden with access to an outdoor tap, featuring stylish, easy-to-maintain paving, gravelled areas, and leafy shrubbery. There is also a garden and well-kept lawn to the front, bordering the private double driveway which leads to the integral single garage. The garage has a Hormann RollMatic remote controlled electric door.

Extras: All fitted floor coverings, fully lined and made to measure window coverings, electric blinds in the living room, all light fittings, including the standing lamp in the garden room, integrated kitchen appliances as well as the Samsung TV in the living room, the IKEA wardrobe in the dressing room and the metal garden shed will be included in the sale.



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, 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.



GARDEN STIRLING BURNET

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