



GARDEN STIRLING BURNET

13 SUMMERFIELD ROAD
DUNBAR, EAST LoTHIAN, EH42 1DS



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This semi-detached bungalow is a charming two-bedroom residence, which offers a sought-after coast and country lifestyle in the picturesque town of Dunbar. The home is neutrally decorated throughout, allowing new buyers to easily add their own stamp, and it is predominantly laid with wooden floorboards which can be primed or carpeted (depending on your preference). This property further boasts fantastic wraparound gardens with an abundance of outdoor space on offer. It is set within easy reach of schools, amenities, and bus and rail links, as well as idyllic beaches and green spaces.

Stepping inside, a vestibule and hall greet you, the latter providing access to a private attic. To the right is the living room. This bright and spacious reception area is perfect for daily use, whether relaxing or socialising. It benefits from appealing neutral décor and a handsome fireplace, which forms a focal point for arranging lounge furniture. Set adjacent, the kitchen is well-appointed with cabinet storage and stone-inspired worktops. It has room for freestanding appliances and offers direct access to the rear garden (via a small flight of steps).

FEATURES

- A charming semi-detached bungalow
- Situated in the town of Dunbar
- Proximity to the countryside and coast
- Near amenities, schools and transport links
- Vestibule and hall with attic access
- Living room with focal-point fireplace
- Well-appointed kitchen with garden access
- Two spacious and airy double bedrooms
- Bright bathroom with three-piece suite
- Generous gardens to the front, side and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





Meanwhile, the two double bedrooms are on the opposite side of the hall. They mirror the aesthetic of the living area and both provide spacious footprints for an excellent choice of bedside furnishings. The principal bedroom also has the advantage of generous built-in wardrobe storage, stretching from wall to wall. Finishing the home is a bright bathroom, fitted with a white three-piece suite. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has generous gardens to the front, side and rear, all of which are fully enclosed for the safety of pets and families. These gardens capture lots of sun and they enjoy sprawling lawns for summer enjoyment. Parking in the area is on street and unrestricted.

Extras: to be sold as seen, including all window coverings and light fittings. Please note, the living room has been virtually renovated for illustration purposes.







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





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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.

FLOORPLAN

