



GARDEN STIRLING BURNET

23 WINGATE CRESCENT
DUNBAR, EAST LoTHIAN, EH42 1BQ



3



1

EPC
RATING

D

COUNCIL
TAX BAND

C



This three-bedroom end-terrace house is a bright and spacious residence, which is presented in move in condition enjoying a blank canvas of décor throughout. It features ample storage to maintain a neat home and it has a family-friendly garden that benefits from a southwest-facing aspect. Situated in sought-after Dunbar, it also offers a picturesque coastal lifestyle, set within easy reach of spectacular beaches and the beautiful surrounding countryside. Amenities, schools, and transport links are all within walking distance too.

Set beside a secure external store, the home's front door opens into a welcoming hall with understairs storage. To the right is the living/dining room. Enjoying a generous footprint, this reception area can host an excellent choice of lounge furniture, as well as a table and chairs for sit-down meals. It is enhanced by a neutral backdrop and a tasteful accent wall, and is bathed in natural light from a southwest-facing window. In the kitchen, wood-toned cabinets provide ample storage at base and wall-mounted level, alongside stone-effect worksurfaces that are framed by splashback tiles. It has additional built-in cupboards, a towel radiator, and space for freestanding appliances.

FEATURES

- Bright and spacious end-terrace house
- Situated in the town of Dunbar
- Proximity to the coast and countryside
- Lovely far-reaching countryside views
- Blank canvas of décor throughout
- Welcoming hall with understairs storage
- Living/dining room with garden access
- Well-appointed fitted kitchen
- Three spacious double bedrooms
- Bright three-piece bathroom
- Private, southwest-facing rear garden
- Secure external storage to the front
- Unrestricted on-street parking
- Gas central heating and double glazing





The ground floor is completed by a spacious double bedroom (with beautiful far reaching views over the countryside) and a bright three-piece bathroom, equipped with a toilet, a pedestal washbasin, a towel radiator, and a bathtub. Two additional double bedrooms are upstairs on the first floor. All three bedrooms are neutrally decorated for ease of styling and all are laid with soft carpeting for comfort. Gas central heating and double glazing ensure year-round comfort.

Outside, the property has a private rear garden, which is fully enclosed and laid with a neat lawn. It also enjoys a suntrap, southwest-facing aspect. Parking in the area is on street and unrestricted.

Extras: all fitted floor and window coverings, and light fittings to be included in the sale.

Please note, some images have been virtually staged 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, 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



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.

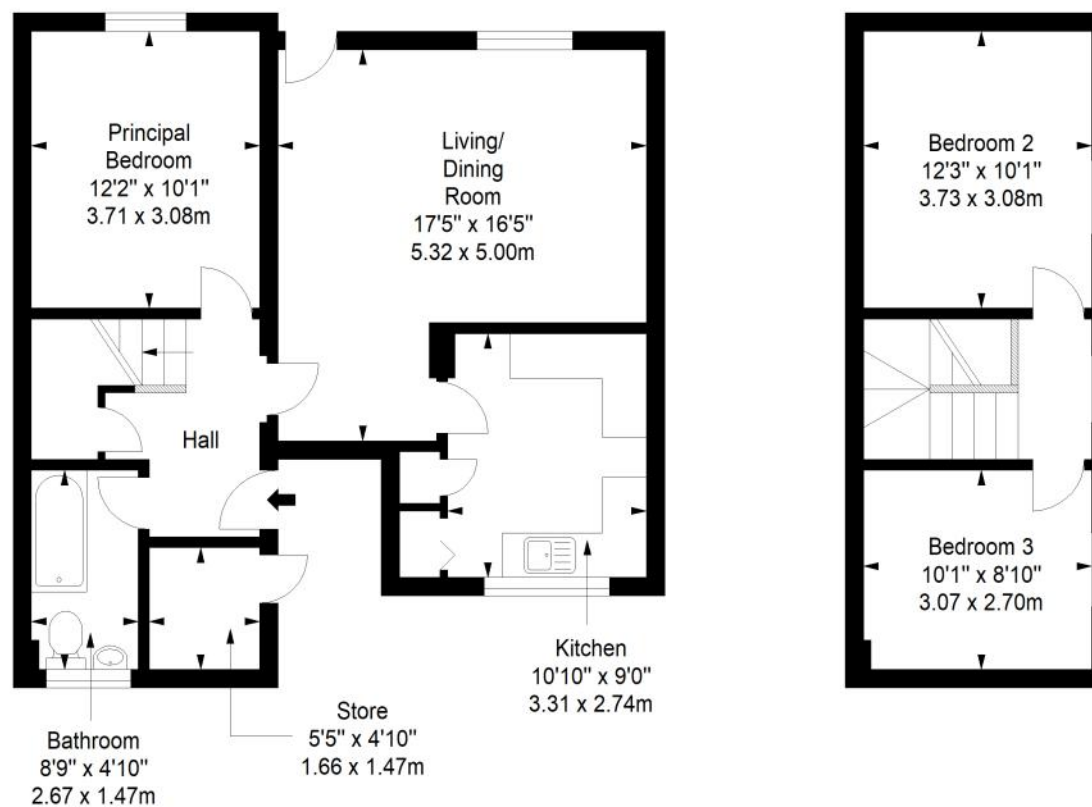
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
Approx. 60.8 sq. metres (654.5 sq. feet)



First Floor
Approx. 26.8 sq. metres (288.5 sq. feet)



Total area: approx. 87.6 sq. metres (943.0 sq. feet)