



**8 LETHAM ROAD**  
DUNBAR, EAST LoTHIAN, EH42 1AL



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Situated on an established residential street in desirable Dunbar, this detached house offers three bedrooms, a large living room, a spacious dining kitchen, a study, and two bathrooms, plus a low-maintenance garden, a detached single garage, and a private driveway.

A practical entrance vestibule welcomes you into the home and leads through to a hall with built-in storage. The vestibule also affords access to the dual-aspect living room, where a spacious footprint allows for various layouts of lounge furniture, all arranged around a homely wood-burning stove. Double doors from here open into a neighbouring study, perfect for those requiring a quiet space to work or study from home, whilst also offering versatility to be utilised as a dressing room for the adjoining bedroom via folding doors – one of three doubles on offer in the home, enjoying neutral décor and French doors opening onto the front garden. The dining kitchen is also accessed from the hall and offers ample space for a seated dining area. It comes well-appointed with modern wall and base cabinets, spacious worktops, and integrated appliances comprising a cooker, an extractor hood, a dishwasher, and a washing machine, whilst a freestanding fridge/freezer is included.

## FEATURES

- Detached house in Dunbar
- Spacious and flexible interiors
- Entrance vestibule and hall with storage
- Dual-aspect living room with log-burner
- Generous dining kitchen
- Principal bedroom with shower cubicle
- Two further double bedrooms
- Versatile study/dressing room
- Four-piece ground-floor bathroom and first-floor bathroom
- Low-maintenance gardens
- Single garage and private driveway
- Gas central heating and double glazing









The two remaining bedrooms are on the first floor, both accompanied by built-in storage, with the principal bedroom further benefiting from a shower enclosure and boasting open views of the surrounding countryside. Completing the accommodation on offer are a first-floor bathroom, and an additional, airy four-piece bathroom on the ground floor. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by low-maintenance front and side, predominantly featuring a decked terrace, perfect for alfresco dining furniture, a charming pond, a lawn with a leafy border, a gravelled area, and an aviary. Private parking is provided by a single garage and driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale. Some furniture may be available by separate negotiation.











## 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









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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

