



**47 MEIKLE PARK ROAD, DUNBAR**  
EAST LoTHIAN, EH42 1XD







This three-bedroom end-terraced house enjoys a quiet residential setting in Dunbar, a sought-after coastal town served by a good selection of attractions, shops, and services, including schools and rail links into Edinburgh. The interiors have been thoughtfully designed to create a stylish and welcoming family home, completed by a secure garden and allocated parking.

You enter via an airy, tile-floored hall boasting built-in storage and a handy WC cloakroom. At the end of the hall is a reception room featuring further storage and French doors opening onto the garden. This bright area offers a flexible space for both lounge seating and dining furniture, framed by oak-inspired flooring and elegant accent décor. Also accessed from the hall and enjoying sun throughout the day is the kitchen, which is tastefully appointed with gloss-white cabinetry, a timber-style countertop, sage-green subway tiling, and practical tile flooring. The space comes neatly integrated with an oven, an electric hob with a stainless-steel splashback, a fridge freezer, and a dishwasher. There is also an under-counter washing machine.

## FEATURES

- Peaceful coastal town address
- Modern end-terraced house with stylish décor
- Hall with storage and WC
- Bright/dining living room with garden access
- South-facing kitchen
- One double bedroom with storage
- Two single bedrooms
- Bright bathroom with shower-over-bath
- Enclosed easy-maintenance garden
- Allocated plus unrestricted on-street parking
- Gas central heating and double glazing









On the first floor, three bedrooms fan off a central landing, all comfortably carpeted and individually styled. A spacious principal bedroom benefits from double windows and a fitted wardrobe, while two similarly sized single bedrooms pleasantly overlook the rear garden. Completing the upstairs is a bright bathroom featuring a WC-suite and a shower-over-bath. The property has gas central heating and full double glazing for superb warmth and efficiency.

Outside, the rear garden is enclosed by fencing to provide a safe space for family recreation. It is also easy to maintain, landscaped with a seating patio and a lawn, and there is a shed for external storage. An allocated parking space is provided at the property's rear, and ample unrestricted parking is available at the front.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.











## 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 boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, 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. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary levels. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.









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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

