



GARDEN STIRLING BURNET

## 5 KIRKLANDHILL COTTAGES

DUNBAR, EAST LoTHIAN, EH42 1XH



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Situated between Dunbar and East Linton and bordering scenic open countryside and parkland, this traditional semi-detached cottage has recently undergone complete renovation, offering an immaculate house in a modern, move-in condition. The home accommodates three bedrooms, an open-plan breakfasting kitchen and reception room, and two bathrooms, plus good-sized gardens and private parking.

The front door opens directly into the open-plan living area, where the pristine interiors are immediately apparent with crisp-white décor and warm wood-styled flooring. Here, plenty of space is provided for configurations of furniture catering for both relaxation and dining, all arranged around a warming multi-fuel stove. The room further enjoys sunny natural light owing to its favourably south-facing aspect. In the adjoining kitchen, attractive, modern cabinetry is supplemented by a wood worktop and a ceramic sink with a traditionally styled tap, as well as a selection of neatly integrated, brand-new appliances. These include an oven, an induction hob, an extractor fan, a fridge, a freezer, and a dishwasher. Space and plumbing is provided for a washing machine in the hall boiler cupboard. The kitchen also offers space for a small breakfasting area and affords access to the garden.

## FEATURES

- Traditional semi-detached cottage between Dunbar and East Linton
- Beautifully presented, recently renovated interiors
- Internal hall with built-in storage
- Open-plan breakfasting kitchen, living, and dining room
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Attractive and separate family bathroom
- Generous gardens to the front and rear
- Private parking area
- Air-source heating and double glazing







From the living area, a hall (with storage) leads to the bedrooms and bathroom. The bedrooms consist of three doubles, with the third being the smallest double, it offers flexibility to be utilised as a home office. The principal bedroom further benefits from an en-suite shower room comprising a large enclosure with a rainfall showerhead and handset, a traditionally styled WC-suite, and a chrome towel radiator. Finally, a bathroom comes complete with a bath (with a shower attachment), and a WC-suite. The home is kept warm by an energy-efficient air-source heating system, and the windows are all double-glazed.

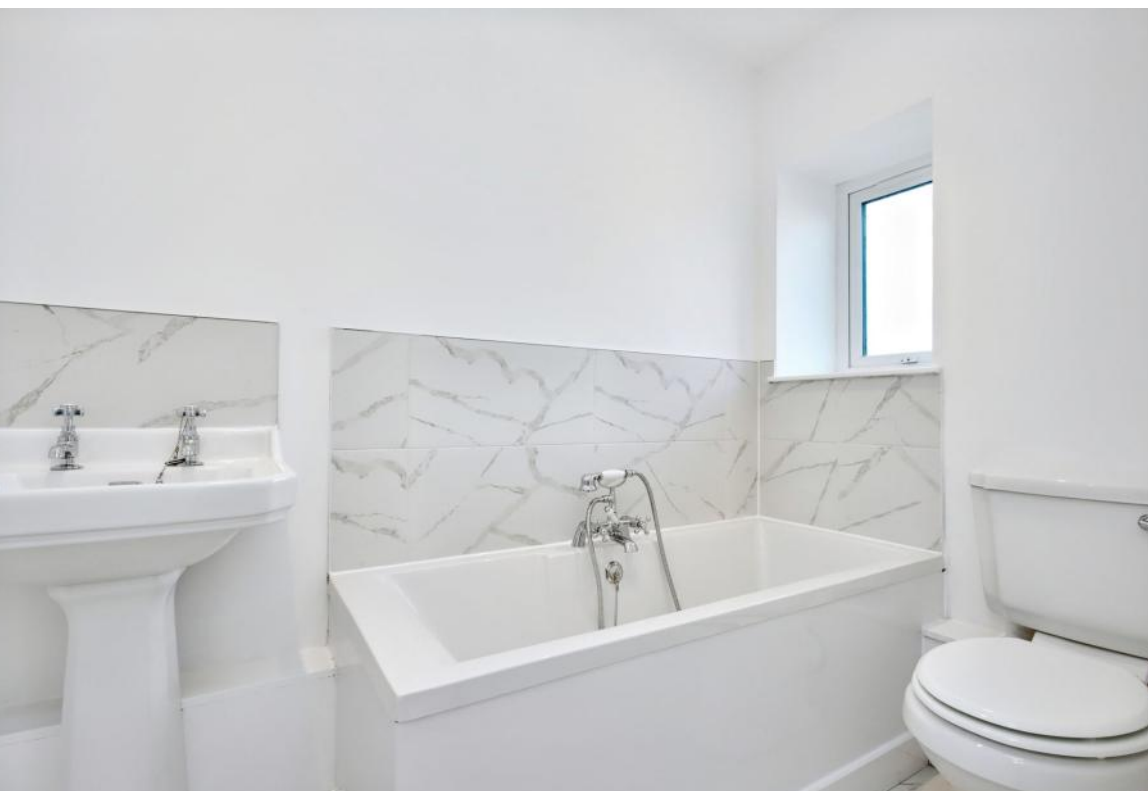
Externally, the cottage is accompanied by a predominantly lawned front garden, and a secluded rear garden with lawns, paved areas, and a shed. Private parking can also be found to the front of the property. Extras: The property shall be sold as seen. Please note some images have computer generated furniture to show possible layouts. The photos of the rooms are actual images.



Virtually staged by Property Studios







## DUNBAR

The cottage is situated just a short distance from 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, a hardware shop, 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. 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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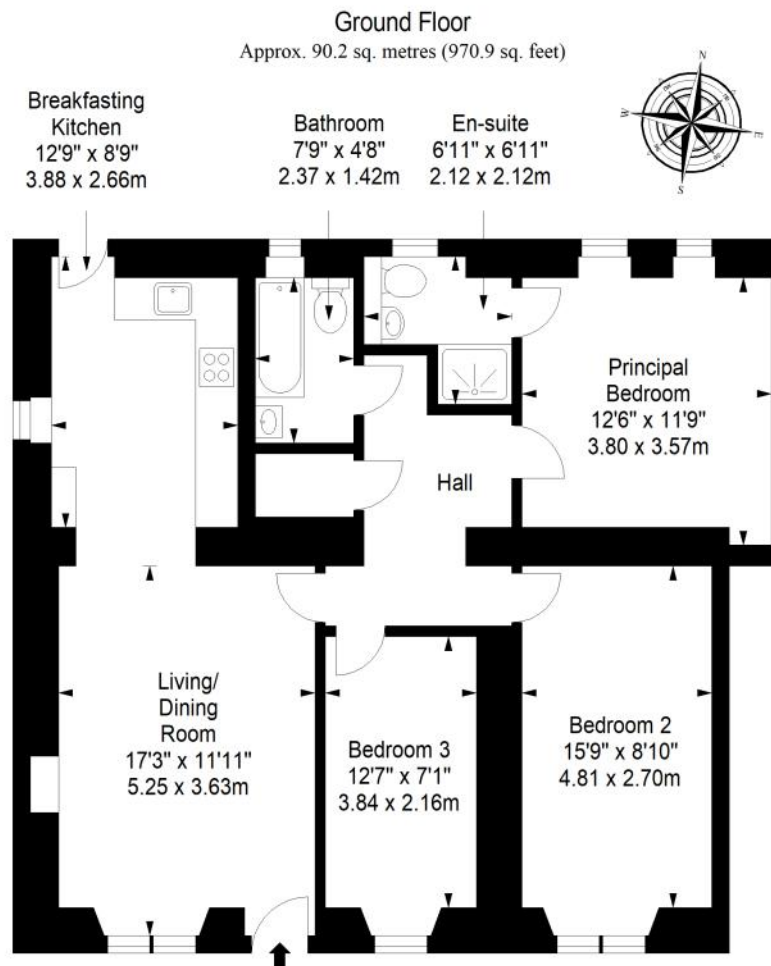
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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



Total area: approx. 90.2 sq. metres (970.9 sq. feet)