



GARDEN STIRLING BURNET

7 NEWHOUSE TERRACE

Dunbar | East Lothian | EH42 1LG





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Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast



Welcome to 7 Newhouse Terrace

A LARGE FOUR/FIVE-BEDROOM SEMI-DETACHED HOUSE



Welcome to a large and highly versatile four/five-bedroom semi-detached house which offers a scenic coastal lifestyle, coming complete with charming period architecture and original details, alongside spacious interiors with attractive décor and modern comforts.

GENERAL FEATURES

- A large, traditional semi-detached house
- Situated in the Dunbar conservation area
- Convenient location close to the shorefront
- Attractive interiors with period features
- EPC Rating - E

ACCOMODATION FEATURES

- Traditional vestibule and hall with storage
- Living room with fireplace and bay window
- Formal dining room with rear garden access
- Versatile family room/fifth bedroom/study
- Generously appointed dining kitchen
- Dual-aspect utility room for discreet laundry
- Bright landing with double-height ceiling
- Large principal suite with built-in wardrobe
- Three additional double bedrooms
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Gas central heating and double glazing

EXTERNAL FEATURES

- Landscaped gardens to the front and rear
- Detached double garage with a cellar store





PROPERTY NAME

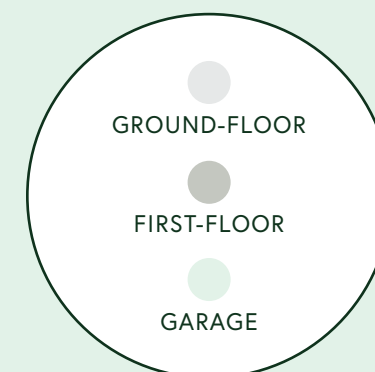
7 Newhouse Terrace

LOCATION

East Lothian, EH42 1LG

APPROXIMATE TOTAL AREA:

227.2 sq. metres (2445.6 sq. feet)



The floorplan is for illustrative purposes.
All sizes are approximate.





A warm and elegant

WELCOME

Upon entering, you are greeted by a traditional tiled vestibule that opens into a hall with built-in storage and a sweeping staircase. The elegant décor ensures a warm welcome, setting the tone for the rest of the property.





Three reception rooms

TO ENJOY

The home has three dedicated reception areas: a living room, a formal dining room, and a versatile family room. The living room offers a desirable blend of comfort and elegance, featuring on-trend décor that includes a subtle accent wall. Egg and dart cornicing and a picture rail frame the high ceiling, whilst a large bay window floods the spacious room with natural light. The room's focal point (set beside a display cabinet) is a beautiful fireplace for cozy evenings in. For special occasions and family meals, the formal dining room is a lovely setting. It has a feature fireplace and a glazed door to the garden for summer entertaining. Providing a more intimate setting for quality time together, the family room offers the flexibility to suit your needs.







A generously appointed

DINING KITCHEN

The dining kitchen features a generous range of wood-fronted cabinets and complementary worktops in stone effect, making meal preparation a delight. There is room for a table and chairs as well, which is perfect for casual meals and morning coffee. Sandy-toned splashback tiles add to the aesthetic, along with seamlessly integrated appliances (five-burner gas hob, extractor hood, and double oven). A neighbouring utility room provides further storage, workspace, and lots of room for additional freestanding appliances.







SPACIOUS BEDROOMS

with excellent versatility



The four double bedrooms are on the first floor, extending from a naturally-lit landing with an airy double-height ceiling and a built-in cupboard. Each room is lightly decorated and laid with snug carpet for maximum comfort. Bedrooms two and three both have handsome feature fireplaces for added decoration, whilst the fourth bedroom provides homeowners with a flexible space to suit your needs. In addition, the ground-floor family room (also with a feature fireplace) offers further versatility. If preferred, it can be used as a fifth bedroom or a study.

The large principal bedroom further benefits from a bay window and a built-in mirrored wardrobe. It also includes an en-suite shower room, providing a private sanctuary for relaxation.





QUALITY BATHROOMS

with modern fixtures

In addition to the en-suite shower room, the property boasts a well-appointed family bathroom, which features a storage-set washbasin and hidden-cistern toilet adjoined by counter space, a towel radiator, and a bath with an overhead shower. Both are attractively presented and finished to modern standards.

The property has gas central heating and double glazing for year-round comfort and efficiency.



A SUNTRAP GARDEN

for summer enjoyment



The landscaped gardens to the front and rear offer a serene outdoor retreat, with neat lawns framed by lush greenery and well-maintained flower beds. The front garden adds decoration and additional kerb appeal, whilst the fully-enclosed rear garden is perfect for enjoying the warm weather, especially as it has a suntrap, southwest-facing aspect. A detached double garage also provides ample parking and storage, with a cellar store for added convenience.

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



A SERENE OUTDOOR RETREAT

DUNBAR

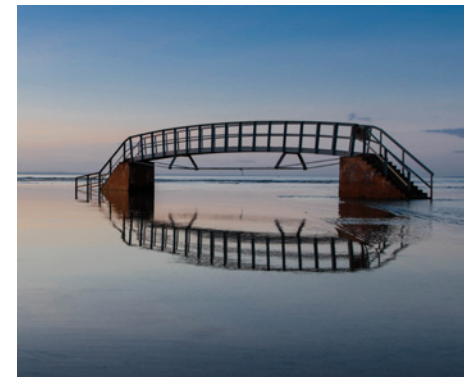
A vibrant town on the breath-taking East Lothian coast

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, 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, 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, a creche, and fitness classes, in addition to independently-owned 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.





GARDEN STIRLING BURNET

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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.