



GARDEN STIRLING BURNET

9 BRUNTSFIELD CRESCENT
DUNBAR, EAST LoTHIAN, EH42 1QZ



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Set on a peaceful cul-de-sac as part of a sought-after modern development, this executive four-bedroom detached house has a desirable setting in the coastal town of Dunbar. It is beautifully presented throughout and finished to exceptional standards, offering three reception areas, a statement kitchen, and three washrooms. It also has generous private parking and a family-friendly garden.

With an attractive façade and a neat front garden, the home has instant kerb appeal. Inside, you are welcomed by a porch leading to a hall with storage and a WC. In the dual-aspect living room, an elegant aesthetic is assured thanks to light décor and a hardwood floor (also found in the hall and formal dining room). Spacious proportions and a bay window ensure a bright and airy ambience, whilst a handsome fireplace forms a beautiful focal point for arranging furniture. The formal dining room is perfect for special occasions and there is also a conservatory for admiring the garden whatever the weather. Meanwhile, the kitchen/dining/family room has a generous footprint, incorporating space for a table and chairs and additional seating. It has an ultra-modern design too, boasting white handle-less cabinets and downlit worktops. The stylish look comes complete with an integrated oven, induction hob, and concealed extractor.

FEATURES

- An executive detached house in coastal Dunbar
- Entrance porch and hall with storage and WC
- Dual-aspect living room with a bay window
- Good-size formal dining room
- Sunny conservatory opening to rear garden
- Ultra-modern kitchen/dining/family room
- Utility room with rear garden access
- Two double bedrooms with built-in wardrobes
- Two single bedrooms (one with built-in wardrobe)
- Modern three-piece en-suite shower room
- Quality family bathroom with overhead shower
- Well-maintained front and rear gardens
- Multi-car driveway and single garage
- Gas central heating and double glazing





A freestanding fridge/freezer and dishwasher are also included and there is a separate utility room for laundry as well. Lit by a feature window, the first-floor landing leads to the four bedrooms, which are comprised of two doubles with built-in wardrobes and two singles (one also equipped with a built-in wardrobe). All the bedrooms enjoy light decoration and easy-to-clean flooring, maintaining the home's high standards. The principal bedroom further boasts a modern en-suite shower room, whilst the singles showcase the property's versatility being arranged as private offices. Finishing the accommodation is a quality family bathroom, equipped with a double-ended bathtub and overhead shower. Gas central heating and double glazing ensure year-round comfort. In addition to the front garden, the property also has a large rear garden which is fully enclosed and predominantly laid to lawn – perfect for families. A multi-car driveway and an integrated single garage provide ample off-street parking as well. Extras: all fitted floor and window coverings, light fittings, integrated appliances, fridge/freezer, and dishwasher to be included in the sale.







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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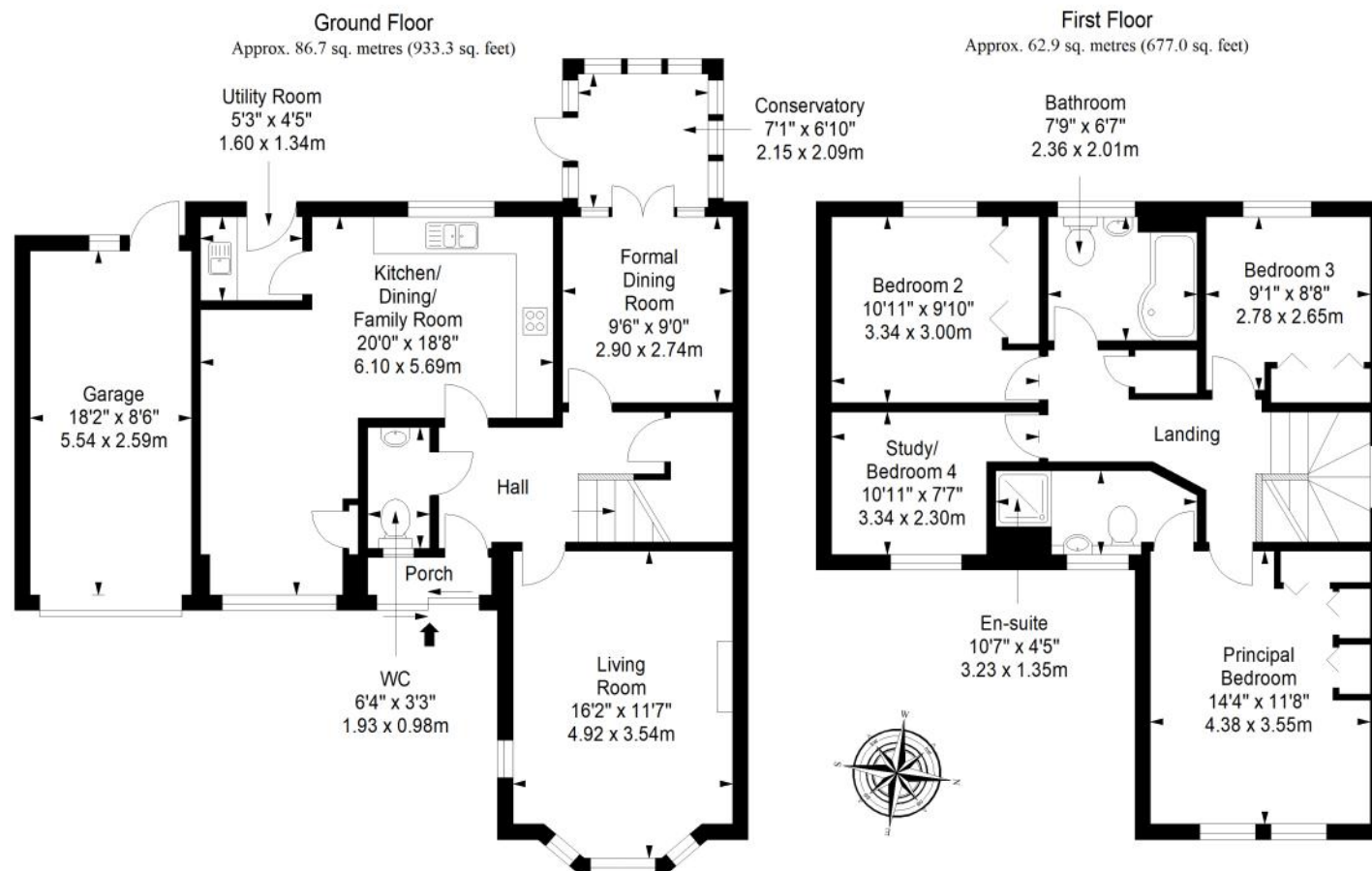
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HOUSE SALES

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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. 149.6 sq. metres (1610.3 sq. feet)