



2 JOHN MUIR PLACE
DUNBAR, EAST LoTHIAN, EH42 1GD



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Set within a quiet cul-de-sac in a sought-after, established development in desirable Dunbar, this generous detached house offers four bedrooms, two reception rooms, a breakfasting kitchen, and two bathrooms (plus a separate WC), as well as a delightful, mature garden, an integral garage, and a double driveway.

The front door opens into an entrance vestibule leading through to a hall with garage access and a two-piece WC. To the right of the hall lies a living room, occupying a generous footprint which allows for various configurations of lounge furniture, all arranged around an attractive fireplace. The west-facing room enjoys afternoon and evening sunshine, and it is attractively presented with neutral décor, an elegant accent wall, and a fitted carpet. Double doors from here open into a dining room, identically styled to the living room and featuring east-facing patio doors opening onto the garden. The kitchen is well-appointed with a wide range of wall and base cabinets, spacious worktops, and splashback panels, with integrated appliances comprising an oven, hob, extractor fan, fridge/freezer, and dishwasher. A breakfast bar caters for morning coffee, and the kitchen is supplemented by a utility room (with external access) housing additional cabinetry and workspace, a washing machine, dryer, and built-in storage.

FEATURES

- Generous detached house in Dunbar
- Vestibule and hall with garage access and WC
- Spacious, west-facing living room with fireplace
- Dining room with garden access
- Well-appointed breakfasting kitchen with utility room
- Four bedrooms with built-in wardrobes
- One en-suite shower room
- Four-piece family bathroom
- Neatly kept front garden
- Delightful, leafy rear garden
- Integral garage and double driveway
- Gas central heating and double glazing





On the first floor, a landing (with built-in storage) leads to the home's four bedrooms and a bathroom. All four sleeping areas are tastefully decorated, carpeted, and accompanied by built-in wardrobes, with the principal further benefiting from an en-suite shower room. Finally, a four-piece family bathroom completes the accommodation on offer. Gas central heating (powered by a boiler replaced in 2023) and double glazing ensure year-round comfort and efficiency.

Externally, the house is complemented by a neatly kept front garden and a delightful rear garden, with the latter featuring a well-maintained lawn, a patio for outdoor dining furniture, a wealth of mature, leafy trees and shrubbery, and a summerhouse. Private parking is provided by an integral garage and a double driveway. Extras: All fitted floor coverings, light fittings, and integrated kitchen appliances (bar the tumble dryer) will be included in the sale. The dining table and chairs and garden furniture can also be included if desired.







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. 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

