



**3 NARNI WAY**  
DUNBAR, EAST LoTHIAN, EH42 1FP

	<b>3</b>		<b>1</b>	EPC RATING	<b>C</b>	COUNCIL TAX BAND	<b>D</b>
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Forming part of a popular modern development in desirable Dunbar, this semi-detached house in Dunbar offers three bedrooms, a spacious reception room, a kitchen, and a bathroom (plus a separate WC), all presented with neutral décor and modern fixtures and fittings. The house is accompanied by a sunny garden and an allocated parking space.

A hallway (with built-in storage and a WC) welcomes you into the home. On your right, you step into a kitchen, where gloss-white, contemporary cabinets are accompanied by contrasting black worktops and a full selection of integrated appliances. These comprise an oven and grill, a gas hob with a stainless-steel splashback, an extractor fan, a fridge/freezer, a dishwasher, and a washing machine, contributing to the sleek modern finish. Continuing along the hall, you reach a spacious reception room (with built-in storage), providing plenty of space for lounge and dining furniture layouts and illuminated by wide southeast-facing French doors capturing sunny natural light throughout the day and opening onto the garden.

## FEATURES

- Semi-detached house in Dunbar
- Attractive, modern interiors and neutral décor
- Entrance hall with storage and WC
- Southeast-facing living/dining room with French doors onto garden
- Contemporary, fully integrated kitchen
- Three bedrooms (one with a built-in wardrobe)
- Bathroom with shower-over-bath
- Sunny rear garden
- Ample unrestricted parking
- Gas central heating and double glazing







The first floor is home to the property's three bedrooms and a family bathroom. The generous principal bedroom is accompanied by a built-in wardrobe, whilst the rear-facing bedrooms are favourably sunny. The smallest bedroom has potential to be utilised as a home office, perfect for those requiring a quiet space to work or study from home. Finally, the bathroom comprises a bath with an overhead shower, a glazed screen, and a tiled surround, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized, enviably sunny rear garden featuring a lawn, a patio, and a decked corner terrace for alfresco dining furniture and seating areas to enjoy the sun, as well as a shed and a wooden storage box. There is an allocated parking space to the front of the property, as well as a car park with unrestricted bays to the back. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will 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. 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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**HOUSE SALES**

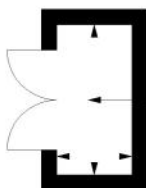
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

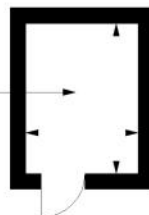


**Storage**  
 Approx. 2.9 sq. metres (31.2 sq. feet)



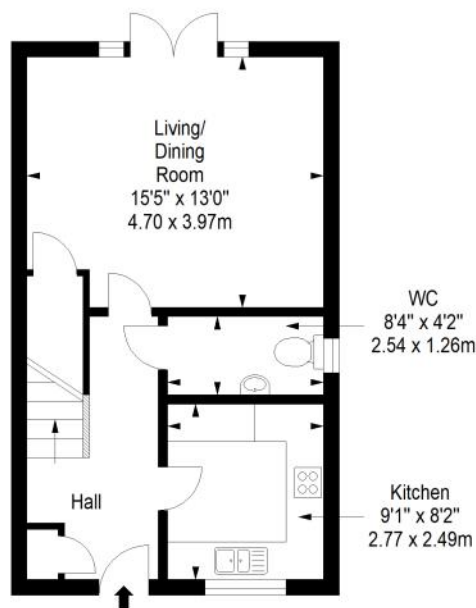
**Storage**  
 7'10" x 3'11"  
 2.40 x 1.20m

**Shed**  
 Approx. 4.3 sq. metres (46.3 sq. feet)

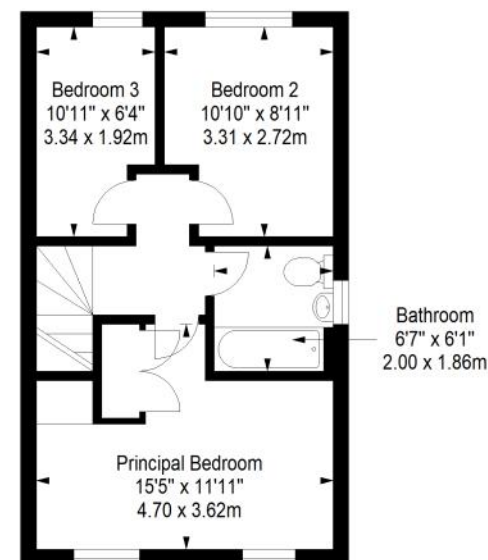


**Shed**  
 7'10" x 5'11"  
 2.40 x 1.80m

**Ground Floor**  
 Approx. 39.7 sq. metres (427.3 sq. feet)



**First Floor**  
 Approx. 39.7 sq. metres (427.3 sq. feet)



**Total area: approx. 86.6 sq. metres (932.1 sq. feet)**