



51 MEIKLE PARK ROAD
DUNBAR, EAST LoTHIAN, EH42 1XD



3



2

EPC
RATING

C

COUNCIL
TAX BAND

E



Offering a well-presented family home in the sought-after coastal town of Dunbar, this modern three-bedroom detached house is quietly positioned on the rural fringes, close to the A1, just over a mile from central amenities – including the train station and grammar school – and within walking distance of a local primary school. The appealing property benefits from chic, minimalist interiors with sociable, interconnected living and dining spaces, as well as excellent functionality, with a bathroom, en-suite shower room, and guest WC. Convenient garage parking and a generous, secure garden further enhance its appeal.

Welcoming you inside is an airy entrance hall boasting useful built-in storage and a handy WC cloakroom. From here, you step into a living room with French doors opening to the garden. Ideally designed for everyday life and entertaining, the living room flows openly into a formal dining room, which also connects to the garden and links to the kitchen. Stylish oak-style flooring runs seamlessly through these spaces from the hall. The south-facing kitchen is neatly appointed with crisp white cabinetry and fully integrated appliances, comprising an oven, gas hob, fridge/freezer, dishwasher, and washing machine. It provides space for a breakfast area and has secondary access from the hall.

FEATURES

- Quiet address in desirable coastal Dunbar
- Bright and airy understated interiors
- Well-presented modern detached house
- Entrance hall with storage and WC
- Living room with garden and dining room access
- Dining room with garden and kitchen access
- South-facing integrated kitchen with a breakfasting area
- Three inviting double bedrooms
- Shower room in the principal suite
- Family bathroom with shower-over-bath
- Generous secure garden
- Private driveway and detached single garage
- Gas central heating and double-glazing





Upstairs, a landing with storage leads to three comfortably carpeted double bedrooms. The principal suite is a restful retreat, accompanied by an en-suite shower room, while a bright family bathroom with shower-over-bath completes the first floor – both washrooms featuring stylish, coordinating tilework. Gas central heating and double glazing ensure a warm, energy-efficient home.

Outside, there are lawned gardens to the front and rear. The spacious rear garden is reassuringly secure for children's play and incorporates inviting seating areas. Finally, a side driveway leads to a detached single garage, providing ample private parking.

Extras: The sale includes all fitted flooring and window coverings, light fixtures, and appliances.







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 boasts 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. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

espc

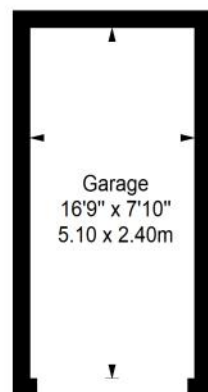
HOUSE SALES

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.

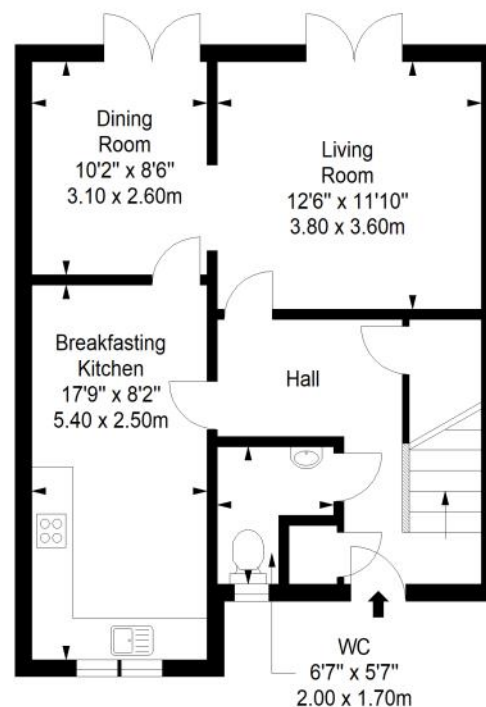
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

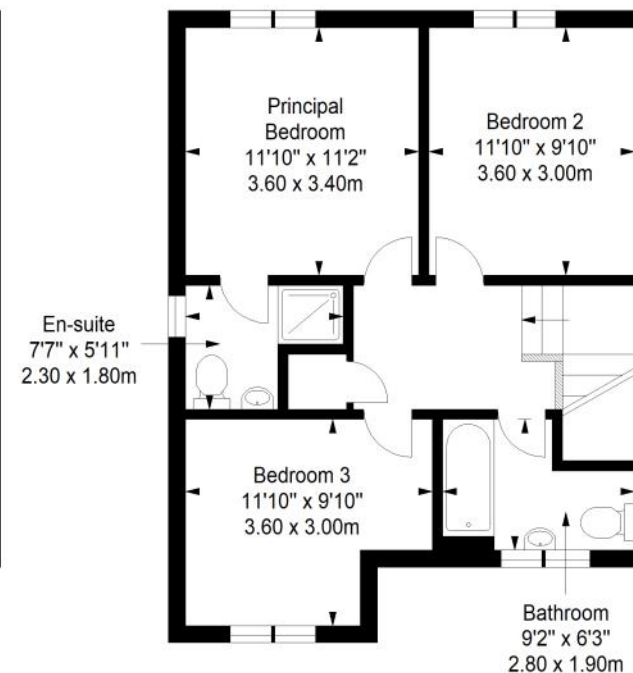
Garage
 Approx. 12.2 sq. metres (131.3 sq. feet)



Ground Floor
 Approx. 52.6 sq. metres (566.2 sq. feet)



First Floor
 Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 105.2 sq. metres (1132.4 sq. feet)