



GARDEN STIRLING BURNET

2 MURRAY COURT
DUNBAR, EAST LoTHIAN, EH42 1GN



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Set on a peaceful cul-de-sac near a children's play area, this executive five-bedroom detached house forms part of an exclusive modern development, offering a luxurious country and coastal lifestyle in Dunbar. The home is completed to exceptional standards, finished with modern interior design and a host of sought-after features to make family living easier. It boasts two reception areas, a large kitchen, and generous bathroom facilities. Furthermore, it has private parking for multiple vehicles and a mature, suntrap rear garden. Stepping inside, you are greeted by a reception hall with storage and a WC. The living room is to the left, tucked behind double doors for a grand entrance. This dual-aspect room spans the entire depth of the property, providing a large footprint that captures natural light from the north and south. A beautiful focal-point fireplace adds the finishing touch to this elegant setting. A formal dining room, laid with easy-to-maintain flooring, provides a dedicated reception area for special occasions. It also has patio doors to the rear garden for summer entertaining. Next door is the dual-aspect kitchen/dining room. Ideal for casual meals, it has an attractive Shaker-inspired design, incorporating white cabinets and stone-effect worktops. A range of integrated and freestanding appliances are included. Plus, a separate utility room provides a discreet setting for laundry.

FEATURES

- An executive detached house in Dunbar
- Reception hall with built-in storage and a WC
- Dual-aspect living room with a bay window
- Formal dining room with patio doors to garden
- Shaker-inspired, dual-aspect dining kitchen
- Separate utility room for discreet laundry
- Naturally-lit landing with generous storage
- Four double bedrooms with wardrobes/storage
- Versatile study/single bedroom
- Spacious five-piece en-suite bathroom
- Modern three-piece en-suite shower room
- Family bathroom with a four-piece suite
- Large rear garden with a south-facing aspect
- Double driveway and integrated double garage
- Gas central heating and double-glazed windows





Upstairs, the five bedrooms extend off a naturally-lit landing with generous storage. The expansive principal suite is a luxurious haven for the owners. It has two built-in wardrobes, further storage, and a spacious five-piece en-suite bathroom, with twin storage-set washbasins, a hidden-cistern toilet, a towel radiator, a bath, and a separate shower cubicle. Bedrooms two and three are also large doubles with built-in wardrobes, the former also benefitting from its own en-suite shower room. Double bedroom four (currently organised as an office) is equipped with storage, whilst the study/fifth bedroom is a versatile single. Maintaining the levels of luxury, the family bathroom has a four-piece suite, including a bath and a shower cubicle. Gas central heating and double glazing ensure year-round comfort. Outside, the home boasts a sprawling rear garden, which is fully enclosed and with a south-facing aspect. Perfect for families, it is laid to lawn and with a patio area for summer dining. There is also a front double driveway and an integrated double garage. Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, and a dishwasher are included.







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





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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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.

FLOORPLAN

