



25 COMRIE AVENUE
DUNBAR, EAST LoTHIAN, EH42 1ZN



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This four-bedroom detached house offers a perfectly designed contemporary home with immaculate, understated interiors featuring sociable living areas, a home-working space, a bathroom, an en-suite shower room, and a guest WC. Every aspect of the property will appeal to families – from the versatile, spacious interiors promising excellent practicality to the generous enclosed garden, ample private parking, and peaceful residential setting in desirable Dunbar. Within easy walking distance are the town centre, beachfront, and rail station, with local schools just a five-minute drive away.

A naturally lit entrance is instantly inviting, drawing you in with open access to the kitchen and cohesive oak-inspired flooring running throughout. In the kitchen, a wealth of streamlined gloss-white units stretches around a central dining area which extends seamlessly onto the garden via bi-fold doors – creating a showstopping entertaining space for year-round enjoyment. Further equipping the kitchen is an extensive downlit, wood-toned worktop and fully integrated appliances comprising a double oven, four-ring gas hob, fridge freezer, and dishwasher. There is pantry storage, and in the neighbouring, identically appointed utility room (with a handy WC) sits an undercounter washing machine.

FEATURES

- Spacious detached family home with stylish, functional interiors
- Bright entrance hall
- Ultra-stylish integrated kitchen with central dining area and bi-fold doors to the garden
- Impressive, sun-filled living room
- Quiet home study
- Principal suite with en-suite shower room
- Two further double bedrooms and a single bedroom
- Family bathroom with shower-over-bath
- Ground-floor utility room with WC
- Generous, secure rear garden
- Private multi-vehicle driveway
- Detached single garage with gated access
- Gas central heating and double glazing





Also on the ground floor are a quiet study and an impressive dual-aspect living room, bathed in all-day sun and softly carpeted.

Upstairs, off a bright landing with storage, are four inviting bedrooms, all comfortably carpeted. The principal suite includes a shower room with a walk-in enclosure, and completing this level is a family bathroom with a shower-over-bath – both enjoy natural light and stylish tiling. Gas central heating and double glazing ensure a warm, efficient home. Notably, the kitchen, living room, study, and principal bedroom are all connected to the aerial.

Outside, the generous garden is secure for family recreation and also a delightful spot for summer entertaining. It is not overlooked at the rear and features a dining deck and a lawn bordered by verdant planting. The private two-car driveway provides gated access to a detached single garage. Extras: The sale includes all fitted flooring, 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 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.





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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

