



GARDEN STIRLING BURNET

68 BEACHMONT PLACE
DUNBAR, EAST LoTHIAN, EH42 1YE



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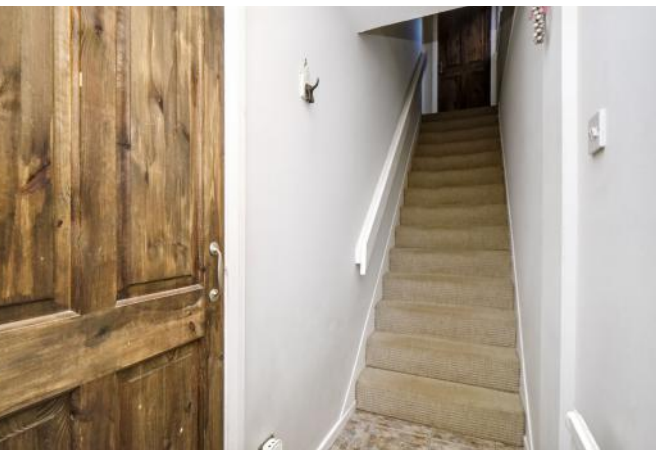
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Welcome to a charming main-door upper flat with two bedrooms, offering a sought-after coastal lifestyle in Dunbar. Enjoying light neutral interiors, the home is also in excellent decorative order, providing new buyers with a canvas that is easy to add your own stamp to. It further benefits from a well-stocked kitchen, a modern bathroom, and private allocated parking. Set close to the local golf club within walking distance of the train station, it has a desirable location too, with all Dunbar offers (including the beaches) in easy reach.

The home's private front door is at ground level, opening to a staircase which leads to a landing with two built-in cupboards. It offers a warm welcome and flows naturally into the living/dining room. This reception area continues the hall's neutral décor and soft carpet, creating a relaxed environment that is comfortable, calming, and easy to style. It is brightly lit by twin windows and well-proportioned for a choice of furnishings. Next door, the kitchen is well-appointed with timber-toned cabinets at base and wall level, alongside granite-inspired worktops. Multi-coloured splashbacks tie the look together, along with the light-yellow décor. It includes an integrated oven, gas hob, extractor hood, and dishwasher.

FEATURES

- An upper flat with neutral interiors
- Set in the coastal town of Dunbar
- Close to amenities and transport links
- Private main-door entrance
- Landing with two built-in cupboards
- Bright and inviting living/dining room
- Well-appointed kitchen
- Two bedrooms (one with built-in storage)
- Modern bathroom with overhead shower
- Private allocated parking space
- Gas central heating and double glazing





Set on opposite sides of the hall, the two bedrooms are both presented in neutral tones and with snug carpets. The principal bedroom, with a bright accent wall, is a good-size double that has the benefit of built-in storage. The second bedroom, on the other hand, is a versatile space that can accommodate a double bed or be used as an office or child's room if preferred. A modern bathroom, with marble-inspired wet walls, completes the interiors, providing a toilet, a storage-set washbasin, a towel radiator, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has an allocated parking space that is private to the property. There is a children's playpark nearby, along with lots of green spaces and stunning sandy beaches all of which are just a brief 10-minute drive away.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. A freestanding fridge/freezer and a washing machine are available by separate negotiation.







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

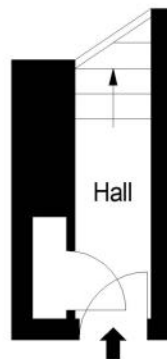
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

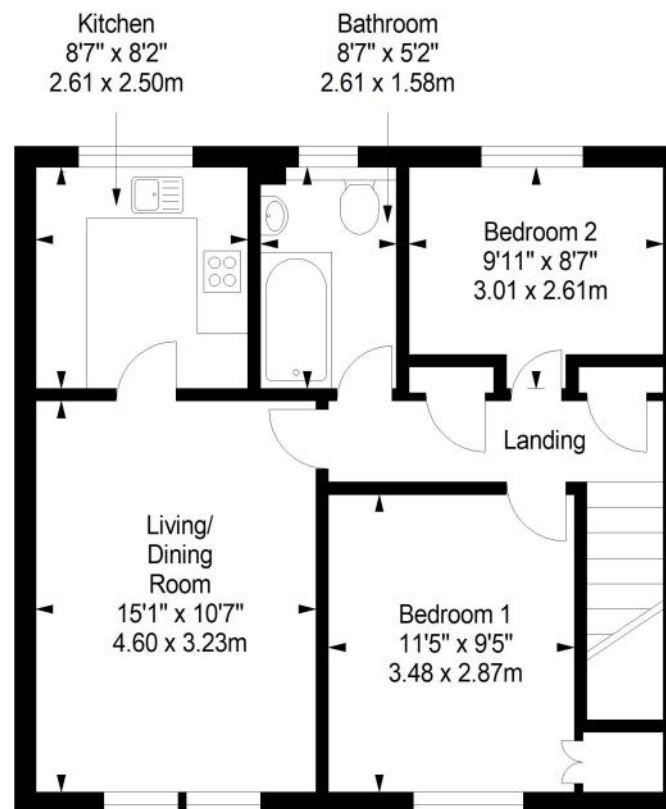
Ground Floor

Approx. 3.6 sq. metres (38.7 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)