




GARDEN STIRLING BURNET

48 YOSEMITE PARK
DUNBAR, EAST LOTHIAN, EH42 1FL



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RATING



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Brought to market in true move-in condition, this three-bedroom end-terrace house is a beautiful home that offers a country and coastal lifestyle as part of a popular modern development in Dunbar. The property features bright and airy accommodation, which is neutrally decorated throughout allowing new buyers to easily add their own stamp. It further benefits from a well-appointed kitchen and three-piece bathroom, as well as a suntrap, south-facing garden.

Set away from the road behind a public green and neat front garden, the home's main door opens with a warm welcome into an immaculate hall that sets the impeccable standards found throughout. It also offers storage and a WC before leading directly into the living/dining room. This reception area continues the hall's neutral backdrop and wood-toned floor, ensuring a sought-after blank canvas. The spacious footprint is brightly illuminated by south-facing French doors, which extend the room out into the back garden – the ideal setup for families. Convenient storage adds another touch of practicality. Meanwhile, the kitchen has a monochrome-inspired design, sporting white cabinets and stone-effect worktops. It offers excellent storage and is streamlined by seamlessly integrated appliances for a contemporary finish.

FEATURES

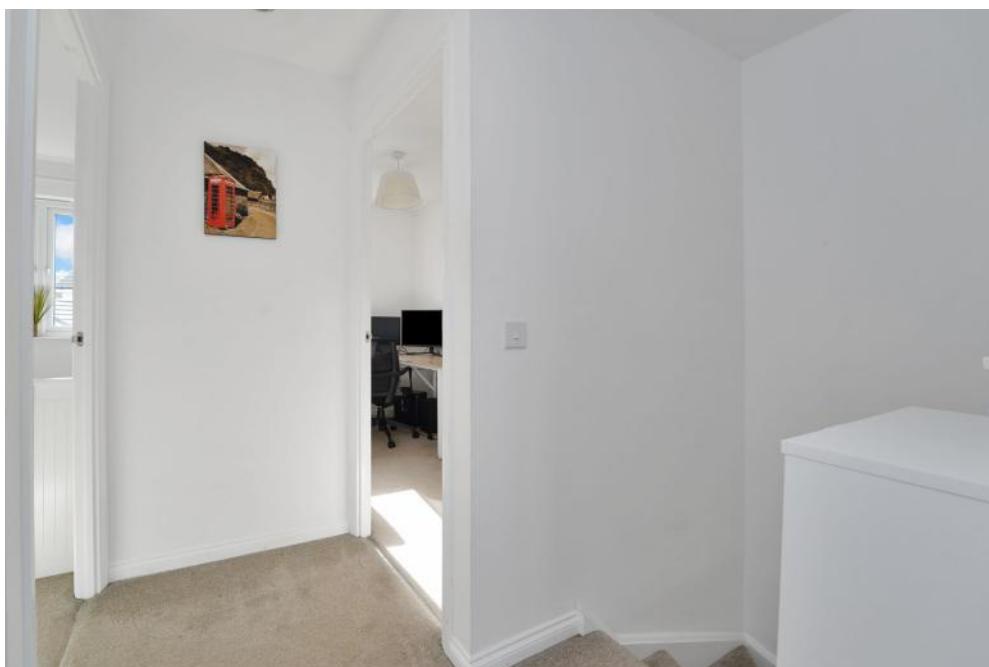
- End-terrace house in move-in condition
- Part of a popular modern development
- Coast and country lifestyle in Dunbar
- Neutral decoration throughout
- Welcoming hall with storage and a WC
- Living/dining room with French doors
- Integrated kitchen that is well appointed
- Three bright and airy bedrooms
- Modern bathroom with overhead shower
- Well-maintained front garden
- Fully-enclosed, south-facing rear garden
- Residents' parking bay to the rear
- Gas central heating and double glazing





The three bedrooms are on the first floor, styled with neutral décor that enhances an airy ambience and with plush carpets for underfoot comfort. The principal bedroom is a spacious double that is set to the home's front, whereas the two remaining bedrooms are to the south-facing rear, overlooking the garden. If needed, the third bedroom is the perfect size for use as a study. A modern bathroom completes the interiors, pairing white decoration with premium tiles. It is fitted with a white three-piece suite and overhead shower. The property has gas central heating and double glazing for year-round comfort. Outside, there is a large rear garden that is enclosed by a high fence. It is landscaped with a lawn and patio area, and enjoys a south-facing aspect capturing an abundance of daily sun. Also to the rear, there is a parking bay for residents and visitors alike.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (gas hob, extractor hob, double oven, fridge/freezer, dishwasher, and washing machine) 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**





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HOUSE SALES

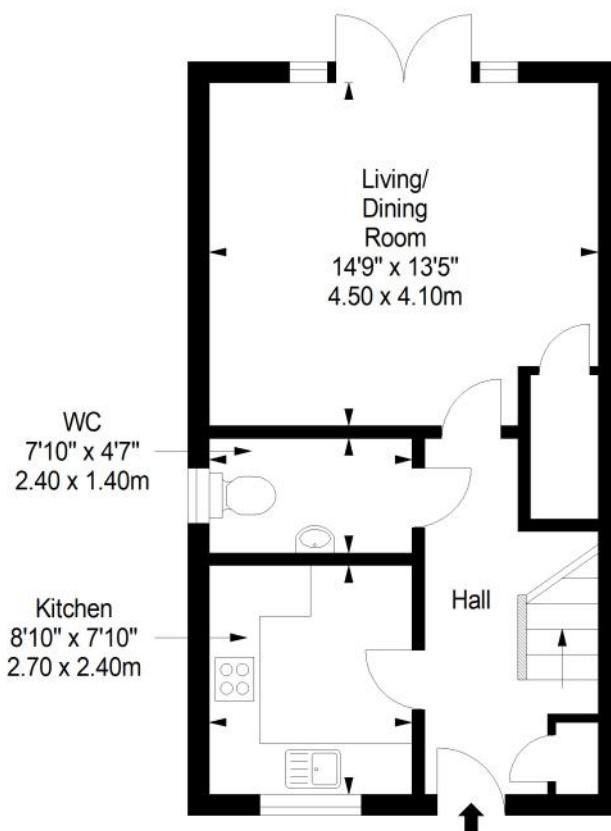
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

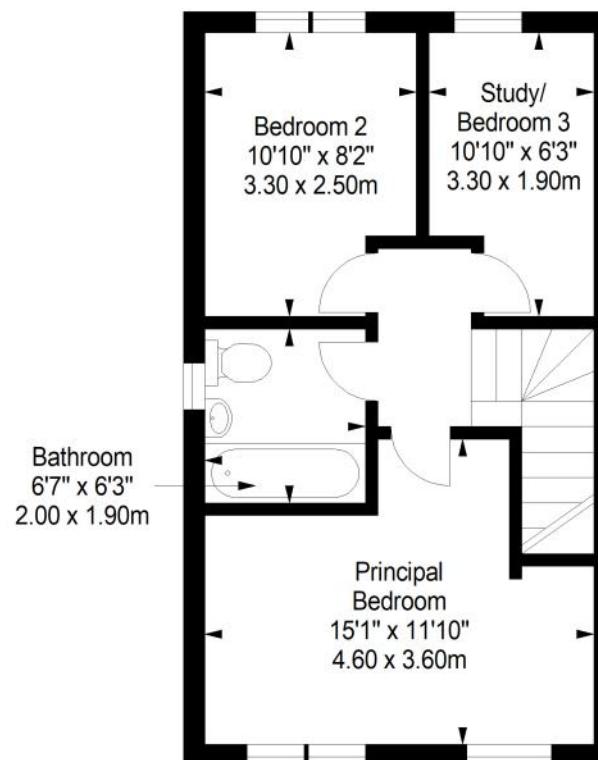
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)