

4 Bedroom Detached Villa

42 SINTON PARK, DUNBAR



- Sought After Location
- Immaculately Presented
- 3 Public Rooms
- 4 Bathrooms
- Sunny Rear Garden
- Driveway & Garage

Offers Over £455,000

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Welcome Homes is proud to present this stunning contemporary detached villa in an exclusive executive estate in the thriving and beautiful town of Dunbar.

The Ivory Garden Room style home by Robertson Homes built in 2020 rarely becomes available, and offers generous flexible living spaces completed to a high specification, ideal for modern families.

In summary the accommodation comprises on the ground floor a welcoming entrance hallway, a bright front facing lounge, a generous kitchen diner open plan to the sunny garden room, a separate plumbed utility room and a downstairs WC. The upper level has four tastefully decorated bedrooms, the Master with an en suite shower room, Bedrooms 2 and 3 with a Jack n Jill en suite, Bedroom 4 overlooking the rear garden and completing the accommodation the immaculate family bathroom,

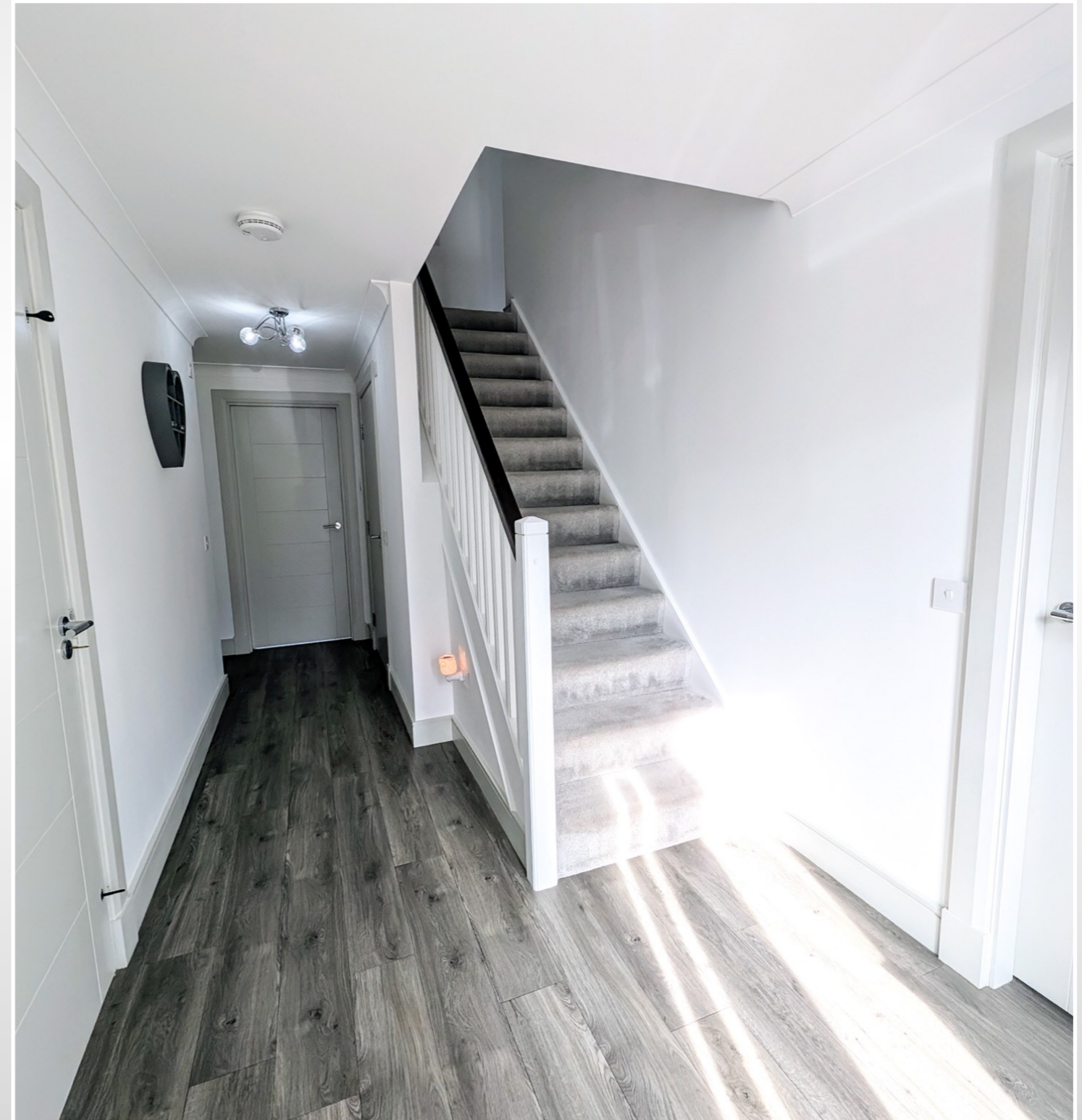
Externally the property benefits from a generous private rear garden which has been newly landscaped and enjoys a sunny aspect, and at the front of the property a double driveway and integral garage.

Sinton Park is situated in a sought after development close to the golf course, country park, fantastic schools and the highly regarded town centre which has a wealth of award winning shops and amenities, with excellent commuter links to the city of Edinburgh and beyond.

This exceptional property is presented in true walk-in condition and is sure to be extremely popular. Early viewing advised.

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PARTICULARS

ENTRANCE HALLWAY

The entrance hallway is modern and neutral with quality flooring and carpeted staircase to the upper level. The hallway gives access to the lounge, kitchen diner, utility room, WC and the integral garage.

LOUNGE (5.56 x 3.57 m)

The spacious lounge enjoys an abundance of natural light with full length picture windows to the front of the property and double glass doors opening to the kitchen diner.

KITCHEN (4.90 x 2.74 m)

The stunning newly fitted kitchen has a range of integrated appliances with contemporary base and wall units and complementary work surfaces.

DINING AREA (3.57 x 3.56 m)

The generous dining space is an attractive area for family dining next to the open plan garden/family room.

GARDEN ROOM (4.00 x 3.64 m)

The beautiful bright room has a cathedral style window looking over the patio and French doors opening to the rear garden.

UTILITY ROOM (2.28 x 1.70 m)

The utility room offers further storage and work space and is plumbed for a washing machine.

DOWNSTAIRS WC (2.15 x 1.10 m)

Completing the downstairs accommodation is a spotless WC with 2 piece suite in white.

MASTER BEDROOM (5.60 x 3.62 m)

The attractively decorated double bedroom is bright with large front facing windows and benefits from generous integrated wardrobe space and a modern en suite shower room.

EN SUITE (2.47 x 1.54 m)

A modern shower room featuring a recess shower cubicle and walnut style vanity unit housing the wash hand basin and WC.

BEDROOM 2 (4.93 x 4.17 m)

A bright double bedroom decorated and carpeted in neutral tones with integrated storage and access to the Jack n Jill en suite.

JACK N JILL EN SUITE (2.50 x 1.70 m)

The stylish shower room has a recess shower enclosure and walnut style vanity unit housing a wash hand basin and WC.

BEDROOM 3 (3.64 x 2.50 m)

Overlooking the rear garden Bedroom 3 is a double room with integrated mirrored wardrobes and access to the Jack n Jill en suite.

BEDROOM 4 (3.55 x 2.50 m)

Bedroom 4 is neutrally decorated and carpeted and overlooks the rear garden.

FAMILY BATHROOM (2.68 x 2.46 m)

The immaculate family bathroom is a generous sized room with modern tiling, a white bath and full length walnut style vanity unit housing the wash hand basin and WC.



























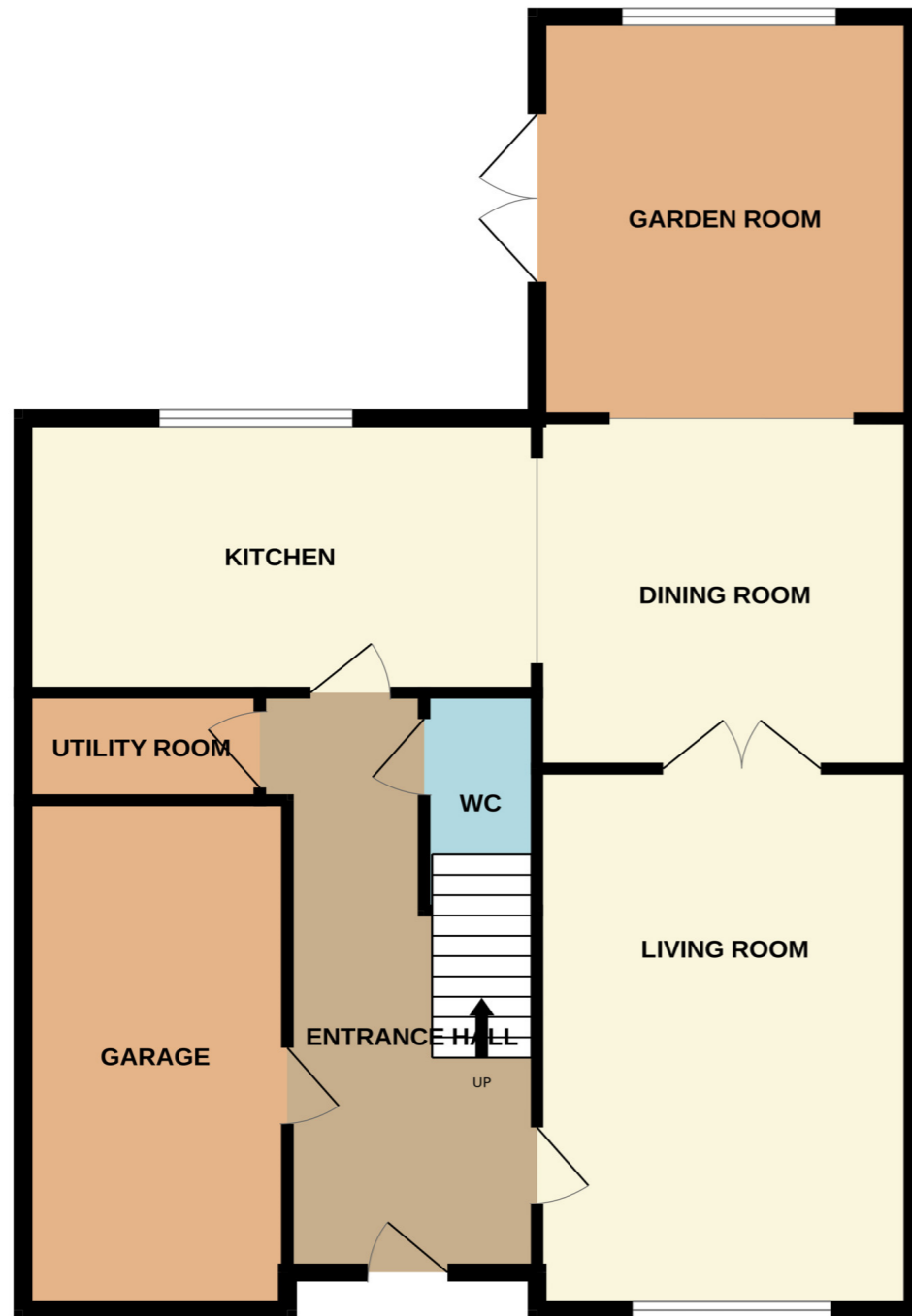








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The rear garden is fully enclosed and has been recently landscaped with new astrolawn, chipped borders and a large raised decking patio

The generous sunny garden is an ideal child friendly space to enjoy outdoor entertaining and relaxing.

The front of the property has a monobloc double driveway and integral garage with up and over door.

COUNCIL TAX BAND E

EXTRAS

All light fittings; all blinds; all carpets and fitted flooring; all integrated appliances.

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