



22 Ironside Way

DUNBAR, EAST LOTHIAN, EH42 1ZL

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://www.parissteele.com)

*"A modern, immaculate, light-filled family home with generous living and dining areas, good-sized garden and all within easy distance of central Dunbar."*



## PROPERTY DESCRIPTION

Presented in immaculate condition and situated in a desirable Dunbar development boasting captivating countryside views, this stunning four-bedroom property is the epitome of modern family living.

From a neat garden overlooking a well-kept green and playpark, the front door welcomes you into a tastefully decorated hallway adorned with wood-inspired flooring. To your left and enjoying a wonderful dual aspect, the spacious and light-filled south-west-facing sitting room continues the appealing interior design and exudes a comfortable ambience. Across the hallway and opening out to the east-facing rear garden, a stylish dining kitchen awaits. Wall and floor units in a natural and black hue sit alongside slate grey worktops and splashback whilst high-spec integrated appliances include an extractor hood, induction hob, eye-level microwave and an oven. With a breakfast bar and generous space for formal dining, this room is very much at the heart of family life. An adjacent store and utility provide garden access and further storage ensuring the kitchen remains clutter-free. There is a useful guest WC.

On the first floor, there are four impressive double bedrooms, two of which boast design-led ensuite shower rooms whilst the remaining two share access to a contemporary family bathroom featuring a hidden cistern WC, washbasin, and bath with a wall-mounted shower. The generous landing offers an ideal study area.

Externally, the rear garden with its manicured lawn and sandstone paving is an idyllic retreat for alfresco dining, entertaining, and relaxation. Roof-mounted solar panels ensure the house is energy-efficient all year round. A driveway and single-car garage are perfect for off-street parking.

## FIXTURES & FITTINGS

Included in the sale will be all fitted floor coverings, all Perfect Fit blinds throughout the downstairs plus master bedroom and bedroom 4, all kitchen integrated appliances (oven, microwave, fridge freezer, dishwasher). The garden hot tub may be available by separate negotiation.



## PROPERTY FEATURES

- ❑ Four-bedroom detached new-build
- ❑ South-west-facing sitting room
- ❑ Stylish dining kitchen with garden access and utility/store
- ❑ Four double bedrooms (two with en-suite)
- ❑ Guest WC and family bathroom
- ❑ Private sunny south-east facing garden to the rear
- ❑ Driveway and garage
- ❑ Roof-mounted solar panels
- ❑ Double glazing
- ❑ EPC B
- ❑ Council tax band G

## DUNBAR

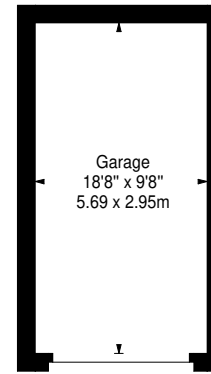
Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafés, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

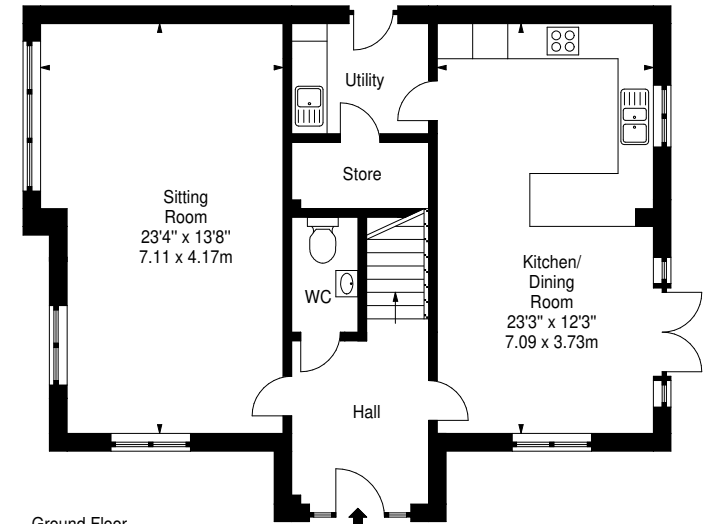
For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



Ground Floor



Ground Floor

## PARIS STEELE

Thinking of selling your existing property?

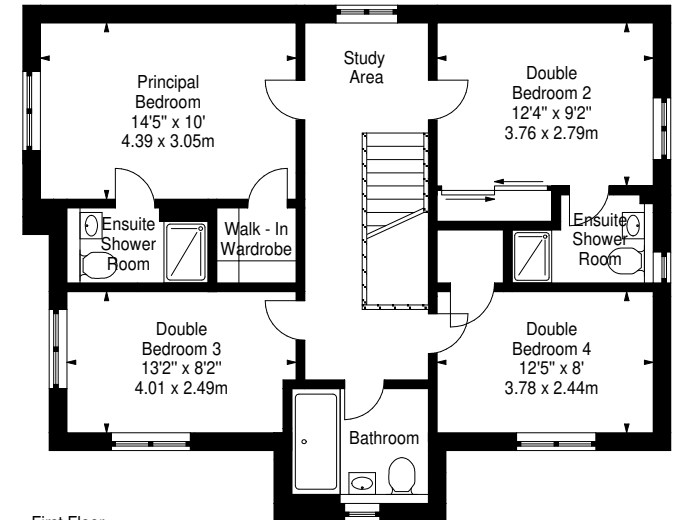
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's talk

01620 497 497

[property@parissteele.com](mailto:property@parissteele.com)



First Floor

**Please Note:**

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.