



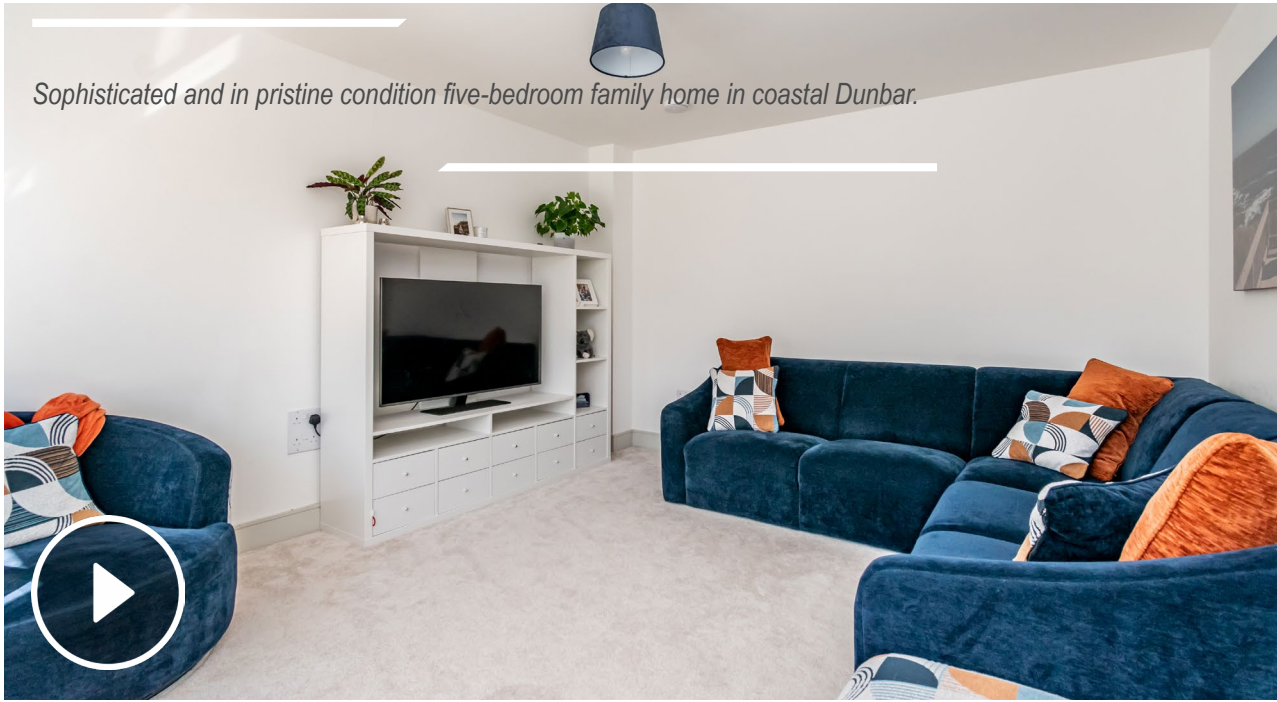
27 Ironside Way

DUNBAR, EAST LoTHIAN, EH42 1ZL

Property
PARIS STEELE

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Sophisticated and in pristine condition five-bedroom family home in coastal Dunbar.



PROPERTY DESCRIPTION

Blending sophisticated interiors and a modern design with outstanding comfort this five-bedroom new-build home in a sought-after development on the edge of Dunbar offers families a superb lifestyle.

Approached via a landscaped garden bordering a monoblock driveway and detached garage, the front door ushers you into an elegant hallway adorned with parquet flooring and a calm colour palette. To your left and overlooking the front garden, a bright, spacious south-facing living room with plush carpeting, neutral wall finishes, and white louvred shutters exudes relaxed style. Moving to the rear of the property past a well-appointed WC and south-facing study/bedroom, the spectacular contemporary dining peninsula kitchen opening to the rear garden is very much at the heart of this home. Under-base-lit white wall and floor units sit alongside slate grey worktops and splashback to present a chic monochrome effect whilst high-spec AEG integrated appliances include an extractor hood, induction hob, eye-level microwave and oven. An adjacent utility provides garden access and further storage ensuring the kitchen remains streamlined.

On the first floor, the stunning principal double bedroom showcases a Juliet balcony with a southerly outlook, its appeal is further enhanced by a built-in wardrobe and a luxurious ensuite shower room with a washbasin built into a wall-hung vanity and a hidden cistern WC. Three additional bedrooms are each beautifully presented and share access to a design-led family bathroom featuring a hidden cistern WC, washbasin and bath with a wall-mounted shower.

Externally, the rear garden is a tranquil haven mainly laid to lawn, a place to relax, entertain and unwind. Roof-mounted solar panels ensure the property is energy-efficient all year round.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, and integrated kitchen appliances to be included in the sale. Some appliances/furniture may be available by separate negotiation.



PROPERTY FEATURES

- ❑ Five-bedroom detached new-build
- ❑ South-facing living room
- ❑ Contemporary dining kitchen with utility
- ❑ Five bedrooms (one with en-suite)
- ❑ Guest WC and family bathroom
- ❑ Landscaped front and rear gardens
- ❑ Driveway and detached single-garage
- ❑ Roof-mounted solar panels
- ❑ Double glazing
- ❑ Gas Central Heating
- ❑ EPC - B
- ❑ Council tax band - F

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.

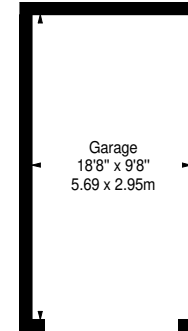
Dunbar Train Station provides swift links to Edinburgh and there is convenient access to the A1 making it easy to commute by car.



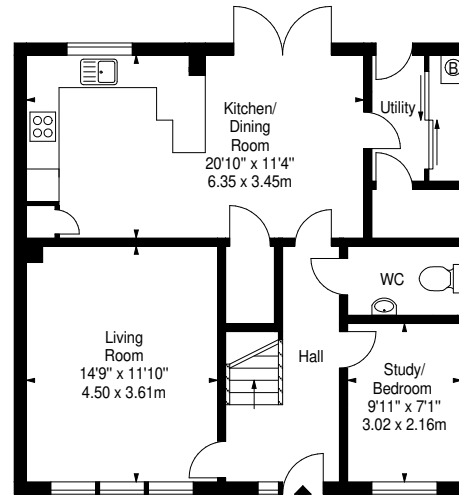
**Ironside Way,
Dunbar,
East Lothian, EH42 1ZL**



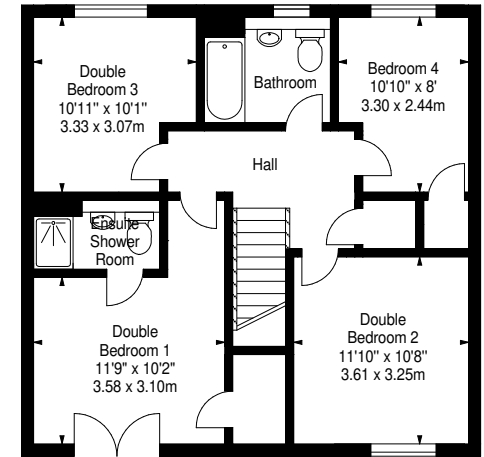
Approx. Gross Internal Area
1404 Sq Ft - 130.43 Sq M
Garage
Approx. Gross Internal Area
183 Sq Ft - 17.00 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

PARIS STEELE

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- 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

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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
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 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.