



9 Gardener Street

DUNBAR, EH42 1AP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated within easy reach of Dunbar's picturesque beach, this end-terrace three-bedroom home spans an impressive 1,546 sq. ft. Designed for comfortable family living, it boasts an appealing interior, an abundance of natural light, and private gardens. A neatly maintained lawn, bordered by a low stone wall, leads to the entrance vestibule. Stepping inside, you are welcomed into a hallway featuring soft, neutral wall finishes and wood-inspired flooring. To your left, a spacious sitting room benefits from east-facing bay windows overlooking Gardner Street, filling the space with natural light. A dado rail, a continuation of the hallway flooring, and a living flame fireplace set within an ornate white mantle enhance the room's warm and elegant ambience. Returning to the hallway, a versatile dining room, currently used as a bedroom provides access to the modern kitchen and a generously sized, west-facing conservatory. The kitchen features wood-effect wall and floor units, complemented by grey worktops and a tiled splashback. Integrated appliances include an extractor hood, hob, and oven, while a stylish breakfast bar offers a perfect space for casual dining. From here, a second hallway leads to a ground-floor shower room before opening into the conservatory, which the current owners use as a second living and reception area. Three large picture windows

frame garden views, while patio doors seamlessly connect the space to the alfresco area and garden.

Ascending to the first floor, three carpeted double bedrooms share access to a family bathroom, complete with a bath, shower enclosure, WC, and washbasin.

Externally, to the rear, the westerly garden offers an idyllic retreat. A raised timber deck overlooking a lawn with pretty borders provides a perfect place to relax and entertain. At the bottom of the garden, a spacious store offers ample room for garden furniture, sports equipment, and more. Additionally, a glazed storeroom sits adjacent to the timber decking, offering further versatile storage options. There is on-street parking to the front.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, vertical blinds, oven and extractor hood included in the sale. The mirrored wardrobes in bedroom 3 may be included by separate negotiation.





PROPERTY FEATURES

- ❑ Three-bedroom end-terrace home
- ❑ Bright east-facing sitting room
- ❑ Versatile dining room
- ❑ Conservatory opening to west-facing garden
- ❑ Modern kitchen
- ❑ Shower room and family bathroom
- ❑ Three double bedrooms
- ❑ Front and rear gardens
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Two external stores
- ❑ On-street parking
- ❑ EPC - E
- ❑ Council tax band - E

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, cafès, 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.



Gardener Street,
Dunbar,
East Lothian, EH42 1AP



Approx. Gross Internal Area
1546 Sq Ft - 143.62 Sq M
Stores
Approx. Gross Internal Area
320 Sq Ft - 29.73 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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2. The Home Report and more information for this property is available from www.parissteele.com
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