

# 20 Retreat Crescent

DUNBAR, EAST LoTHIAN, EH42 1GW



*Stunning five-bedroom detached home  
located on Retreat Crescent, Dunbar*



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Welcome to this stunning five-bedroom detached home located on Retreat Crescent, Dunbar, only a five minute walk from the local school, train station and high street. Situated on a corner plot at the end of the street, this property offers an added sense of privacy and tranquillity.

# THE LIVING ROOM



Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. To your immediate left, you will find a bright and airy living room, featuring wooden flooring that spans across the entire ground floor.

# THE KITCHEN



Adjacent to the living room is the modern and fully-equipped kitchen. This space boasts a gas hob, double oven, fridge freezer, washing machine, and dishwasher. With ample countertop and storage space, the kitchen is both practical and stylish. It also accommodates a full dining room suite, perfect for family meals and entertaining guests.



From the kitchen, you can access the large sunroom at the rear of the property. This inviting space is ideal for relaxation and enjoying the garden views. The sunroom also leads to a versatile home office, which can serve as the fifth bedroom if needed. Completing the ground floor is a cloakroom.

# THE SUN ROOM





Moving upstairs, you will find four generous double bedrooms. The principal bedroom features a three-piece en suite bathroom and built-in wardrobes. A family bathroom with a three-piece suite is also located on this level, serving the remaining bedrooms.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





# BEDROOMS 4 & 5



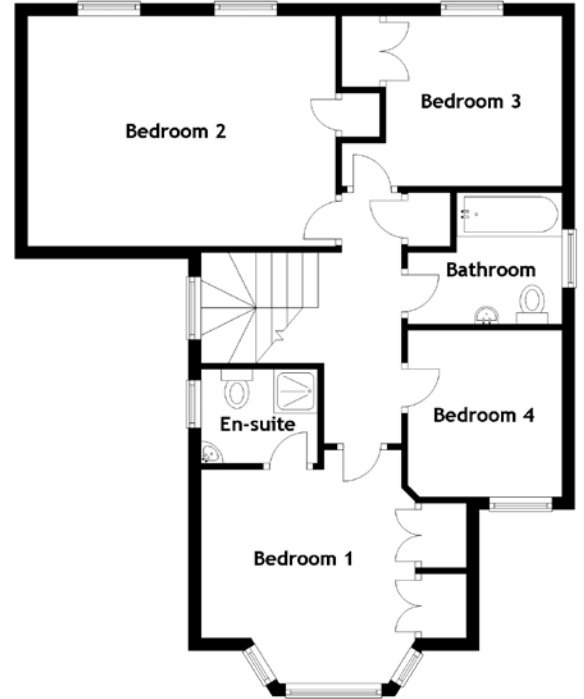
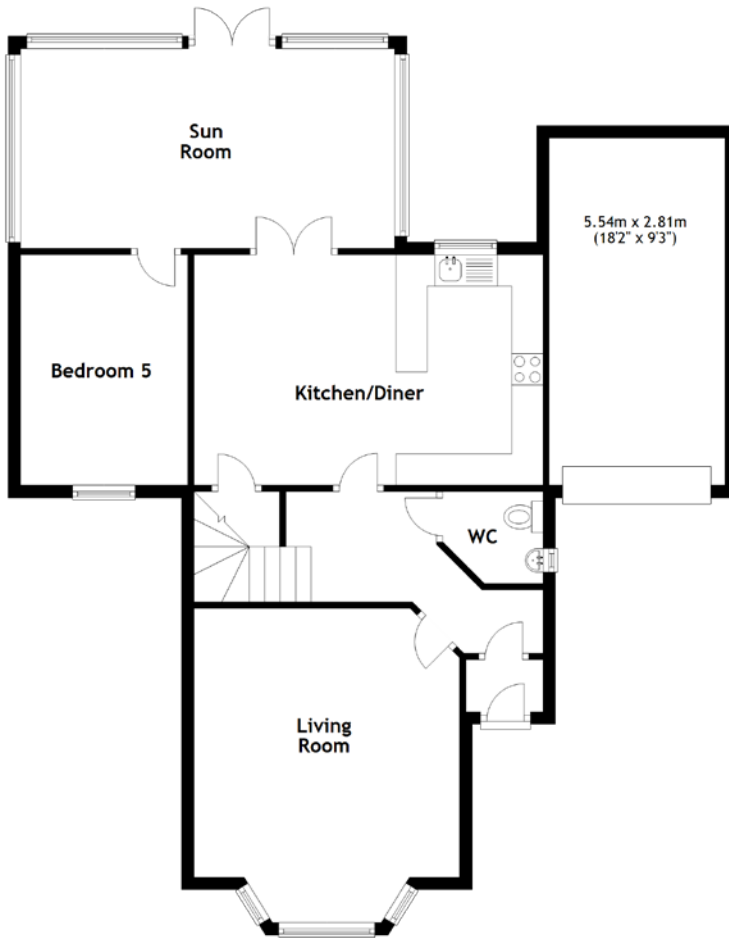
Externally, the property boasts a single garage and a driveway with space for three cars, ensuring ample parking for residents and visitors alike. The rear garden offers a private outdoor space for recreation and relaxation.

This exceptional home on Retreat Crescent, Dunbar, combines modern living with a private and peaceful setting, making it the perfect choice for families seeking comfort and style.

# EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP

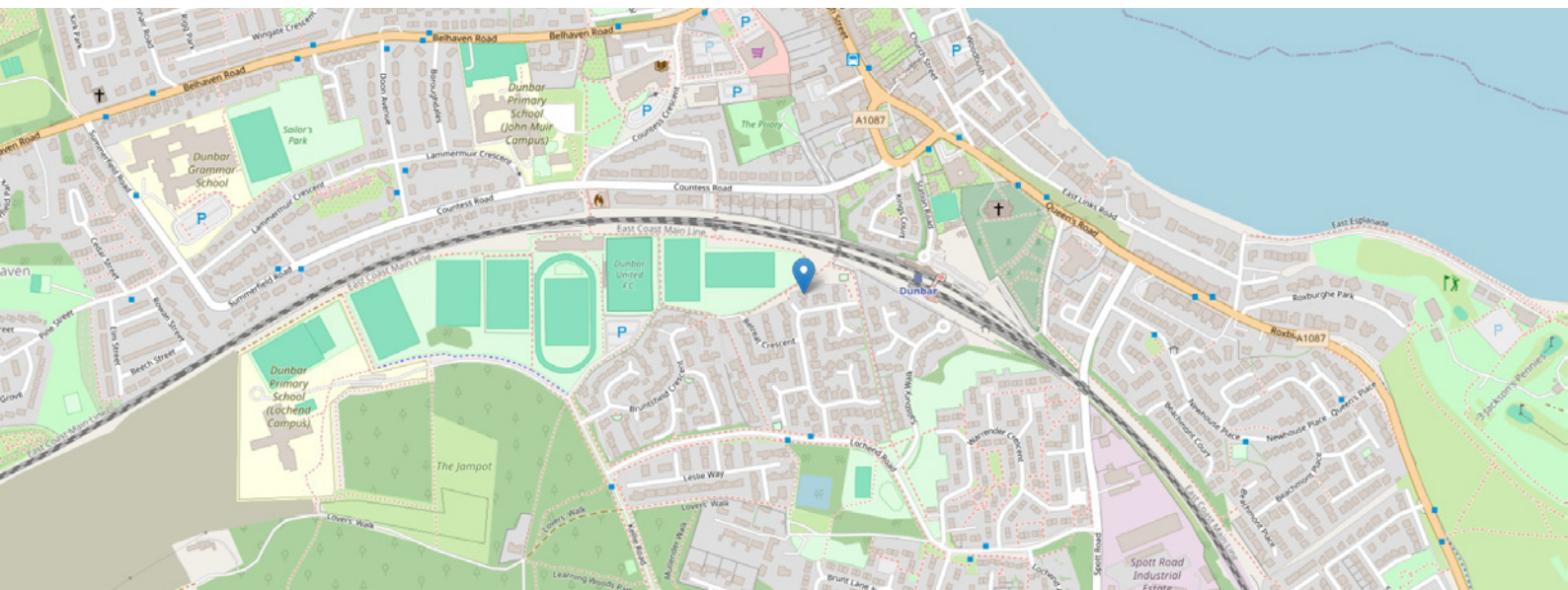


Approximate Dimensions (Taken from the widest point)

Living Room	5.02m (16'6") x 4.24m (13'11")
Kitchen/Diner	5.57m (18'3") x 3.68m (12'1")
Sun Room	5.97m (19'7") x 3.19m (10'6")
WC	1.60m (5'3") x 1.47m (4'10")
Bedroom 1	3.73m (12'3") x 3.42m (11'3")
En-suite	1.86m (6'1") x 1.50m (4'11")

Bedroom 2	4.92m (16'2") x 3.71m (12'2")
Bedroom 3	3.52m (11'6") x 2.72m (8'11")
Bedroom 4	2.66m (8'9") x 2.50m (8'2")
Bedroom 5	3.68m (12'1") x 2.67m (8'9")
Bathroom	2.46m (8'1") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Dunbar, 30 miles East of Edinburgh on the A1, is renowned for its high sunshine record, its rugged coastline and attractive countryside. Dunbar became a Royal Burgh in 1370. The town is steeped in history and was one of the most important Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour and is a reminder of more violent times.





Its ancient castle ruins stand guard over the town's twin harbour and is a reminder of more violent times. The high street, which is situated minutes from the property, is surrounded by various shops, vennels and historic buildings and is full of character. Here you will find everything for all your daily requirements including banking and postal services. In fact, Dunbar has such a wide variety of local amenities that there is no need to venture out of the town.

Dunbar leisure pool with its wave machine, flumes and other exciting water features, along with a health suite, sauna, solarium and steam room, offers just a few of the recreational facilities located within Dunbar. There are many fine golf courses within Dunbar itself and within the surrounding area there are many other excellent championship courses.

John Muir Country Park and the Lammermuir Hills offer scenic, tranquil landscapes rich in natural history. The cliff-top trail captures the beauty of the countryside and its spectacular seascapes. Dunbar has all the ingredients for an energetic or if you prefer, a tranquil setting in which to set up a home. It is very easy to reach by road, rail and air. Dunbar is only half a mile from the main A1 trunk road. The inner city line between Edinburgh and London passes through the town and the International Airport at Edinburgh is a pleasant hour's drive from Dunbar.



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