

23 John Muir Crescent

DUNBAR, EAST LoTHIAN, EH42 1GE



Three-bedroom detached house which forms part of an established modern development in Dunbar



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McEwan Fraser is delighted to present this three-bedroom detached house which forms part of an established modern development in Dunbar. The property is presented to the market in good condition and sits on a generous plot with a driveway and mature gardens to the front and rear. The property has gas central heating and double glazing ensuring a cosy and efficient home year-round.

THE LIVING ROOM



Accommodation is focused on a dual-aspect through lounge that is naturally bright, neutrally decorated and has plenty of floor space for a variety of different furniture arrangements. A new owner will have plenty of flexibility to create their ideal entertaining space. The integral garage has been converted to provide an additional family room or further ground floor bedroom.

THE FAMILY ROOM



THE KITCHEN



The kitchen is accessed from the living room and includes a good range of base and wall-mounted units alongside space for a breakfast table. There are a range of integrated appliances and further storage and laundry facilities are found in the attached utility room. The ground floor also has a W.C.



THE UTILITY & WC



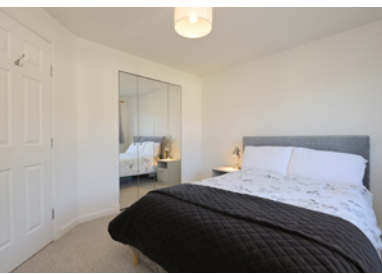


Climbing the stairs, the first-floor landing gives access to all three bedrooms, the family bathroom, and a large loft for additional storage. Bedroom one is a bright well-proportioned double that has an integrated wardrobe and plenty of space for a full suite of freestanding bedroom furniture. This bedroom also has access to an en-suite shower room that is partially tiled. The second and third bedrooms are further double bedrooms and bedroom three also has integrated wardrobes. The accommodation is completed by the family bathroom which has been upgraded to include a contemporary three-piece white suite, a separate shower, and partial tiling.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

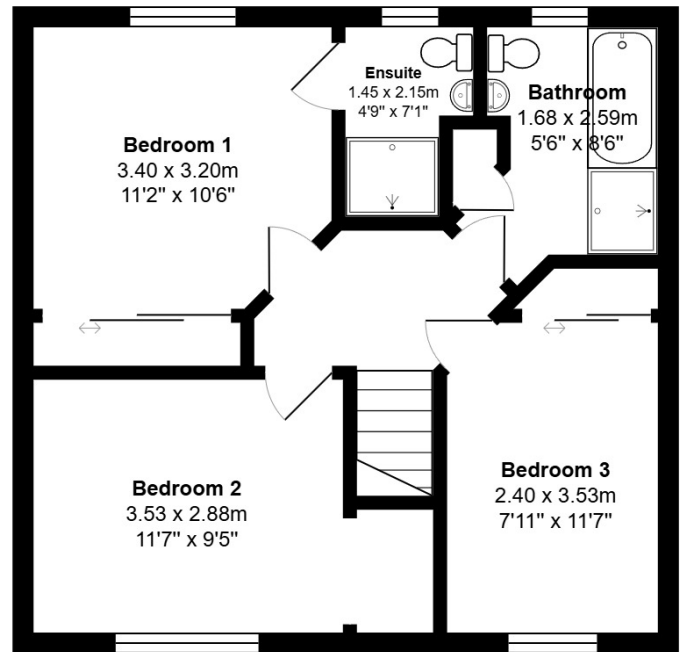
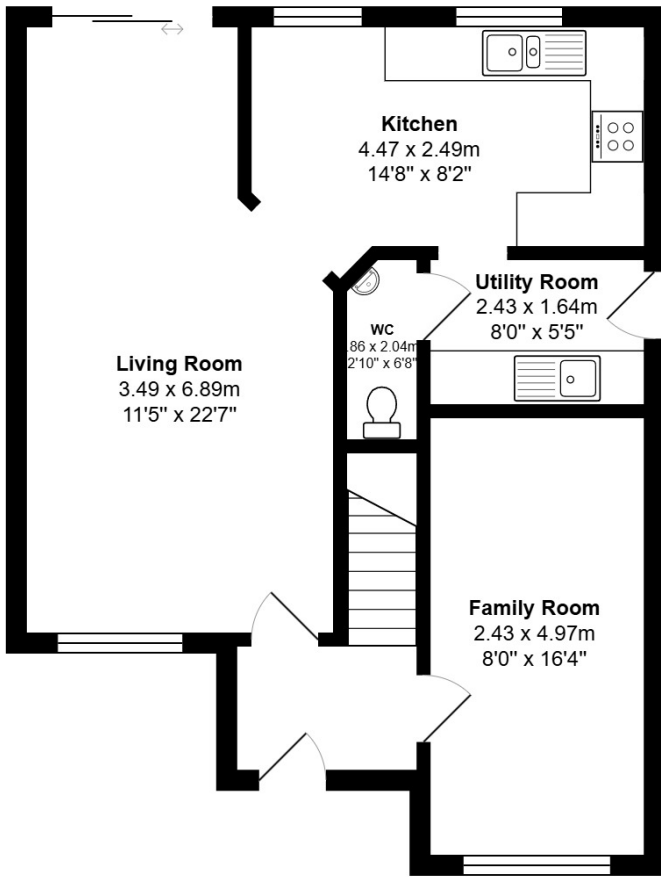


Externally, the rear garden has a patio, a mature lawn, and established flower beds.

EXTERNALS

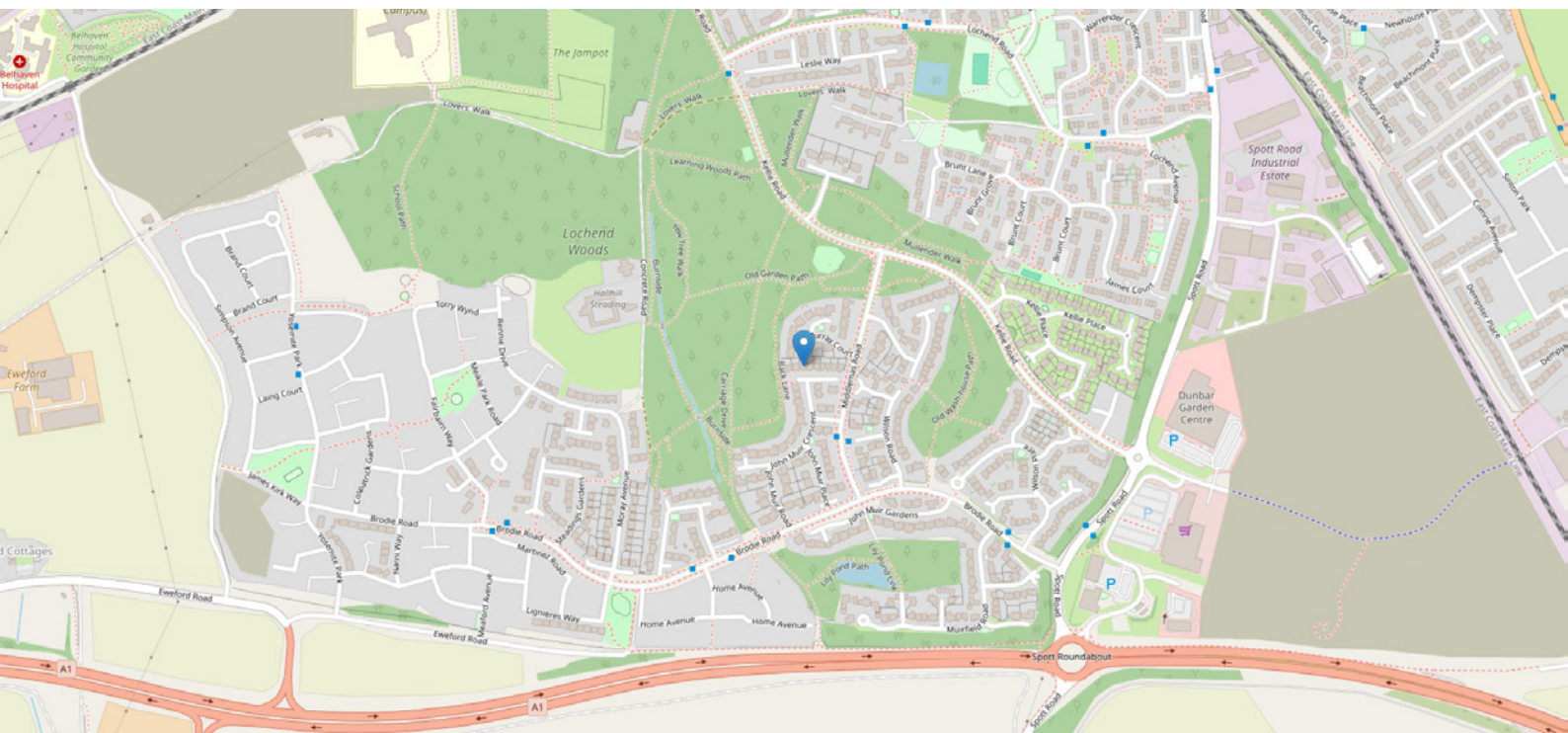


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 101m²
EPC Rating: C



THE LOCATION

Dunbar, thirty 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 and the town is steeped in history and was one of the most famous Scottish fortresses in the Middle Ages. Its ancient castle ruins stand guard over the town's twin harbour.





The High Street 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 broad range 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 two acclaimed golf courses in Dunbar and Dunbar Golf Club is currently undergoing a period of redevelopment which will include a new golf academy.

The John Muir Country Park and the Lammermuir Hills offer scenic and 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 lifestyle or, if you prefer, a tranquil setting in which to set up home.

It is very easy to reach by road, rail, and air. Dunbar is only half a mile from the main A1 trunk road. Dunbar sits on the East Coast mainline line connecting Edinburgh Waverley with London King's Cross.



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