

# 25 Fairbairn Way

DUNBAR, EAST LoTHIAN, EH42 1WQ



*TWO-BEDROOM  
END TERRACED PROPERTY*



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McEwan Fraser Legal are delighted to present to the market this two-bedroom end terraced property. This property would make an excellent starter home and early viewing is highly recommended.

In more detail, the property consists of a welcoming hallway with a downstairs cloakroom offering a WC and wash hand basin. The open plan kitchen/living room is fitted with a good storage and worktop space as well as an integrated electric oven, a gas cooker, a washing machine, and a fridge. The living room is bright and airy and has plenty of space for a sofa, small dining table, and supporting furniture. The living room also has French doors opening to the patio and rear garden. The rear garden is west-facing and perfect for the evening sun.

## The Property





Climbing the stairs, there are two double bedrooms, a shower room, and a large loft for additional storage. Bedroom one is a very generous double with a large integrated wardrobe and plenty of space for further free-standing bedroom furniture. Bedroom two is a further double bedroom to the front of the property. The shower room has natural light, a white suite, and a large shower.

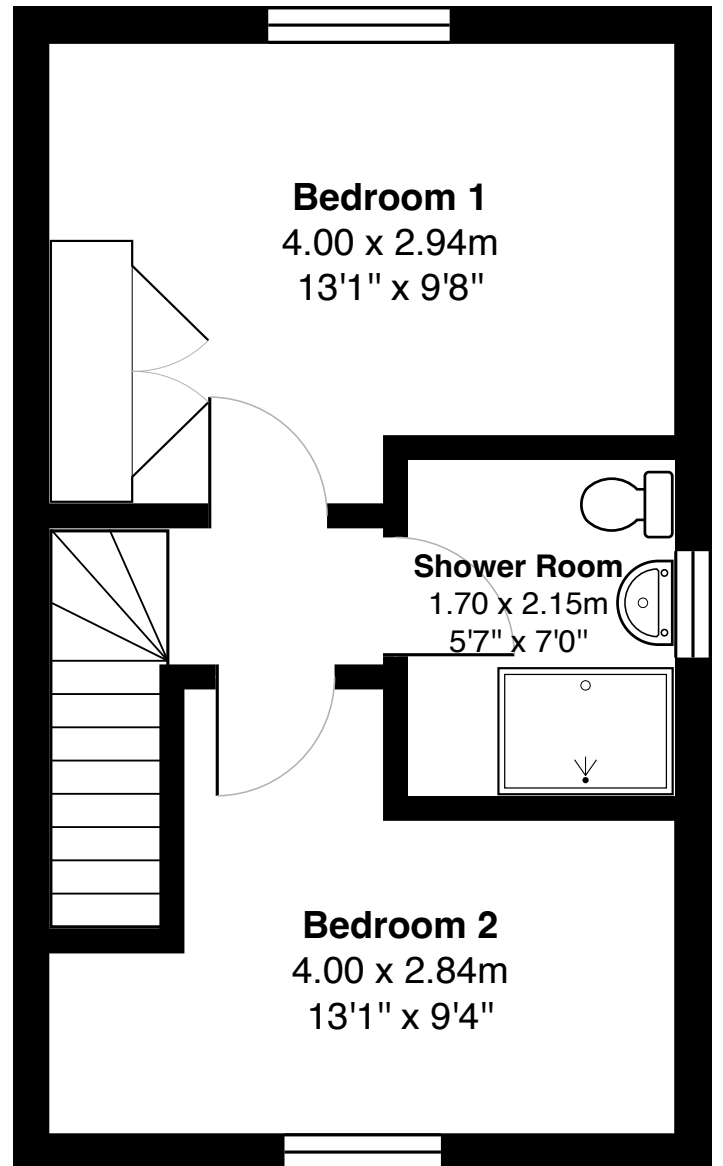
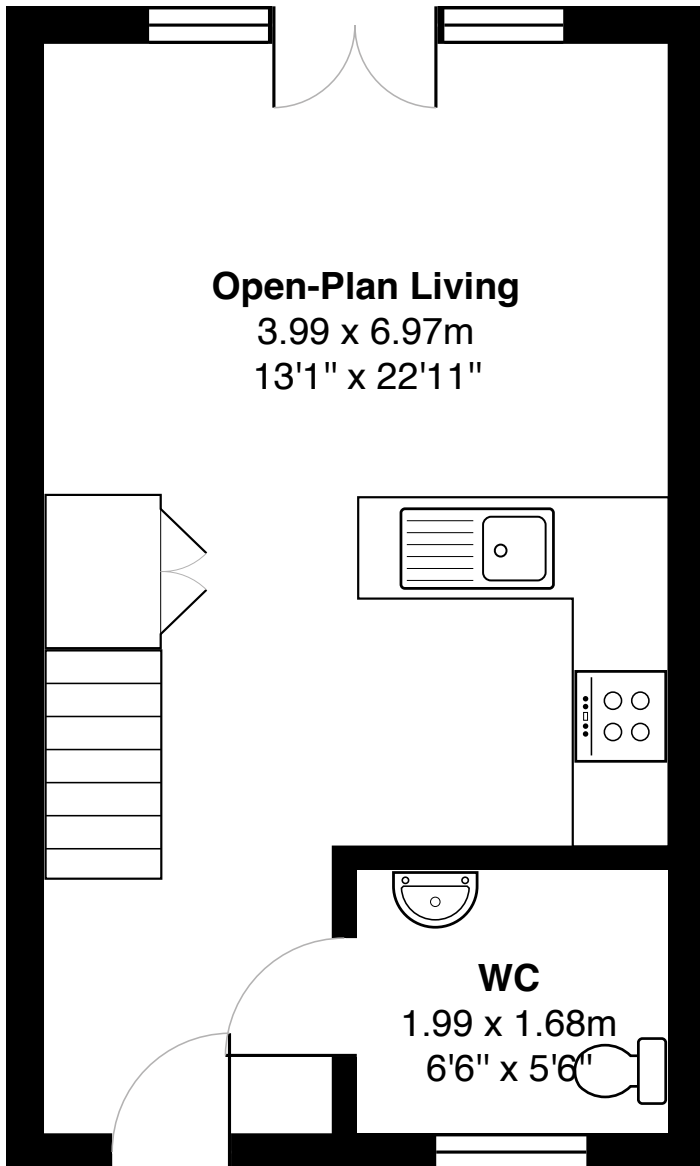




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup>

EPC Rating: C





Externally, the property has a generous enclosed rear garden which is mainly laid to lawn and a large shed. The property also benefits from gas central heating and double glazing throughout as well as an allocated parking space.





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Fairbairn Way is located in Taylor Wimpey's extremely popular Gospatrick Grange development in Dunbar. Situated in a convenient position close to the southern edge of Dunbar. Gospatrick Grange has good transport links, with the A1 providing a quick route to Edinburgh in the west and south to Berwick-upon-Tweed. Just a short distance from the development, Dunbar train station is on the main Aberdeen to London East Coast line. Edinburgh is only twenty-two minutes away via train and the rail route also links with southern towns and cities including Newcastle, York and London Kings Cross.

The town is celebrated for its shopping with many independent retailers offering a wide range of goods, many produced and sourced locally, from quality food products such as speciality chocolates, fresh just-off-the-boat fish, smoked salmon, and organic fresh fruit and vegetables, to tasteful home furnishings, garden furniture, china and glassware, and sports accessories. Dunbar also boasts a bicycle shop, galleries, gift shops, picture framing, delicatessen, home hardware, pet foods, pharmacies, antiques, jewellers, bakeries and cafés. For your weekly shop, Gospatrick Grange is conveniently close to an ADSA superstore which is just a short walk away. There is excellent schooling at both primary and secondary levels.

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## The Location

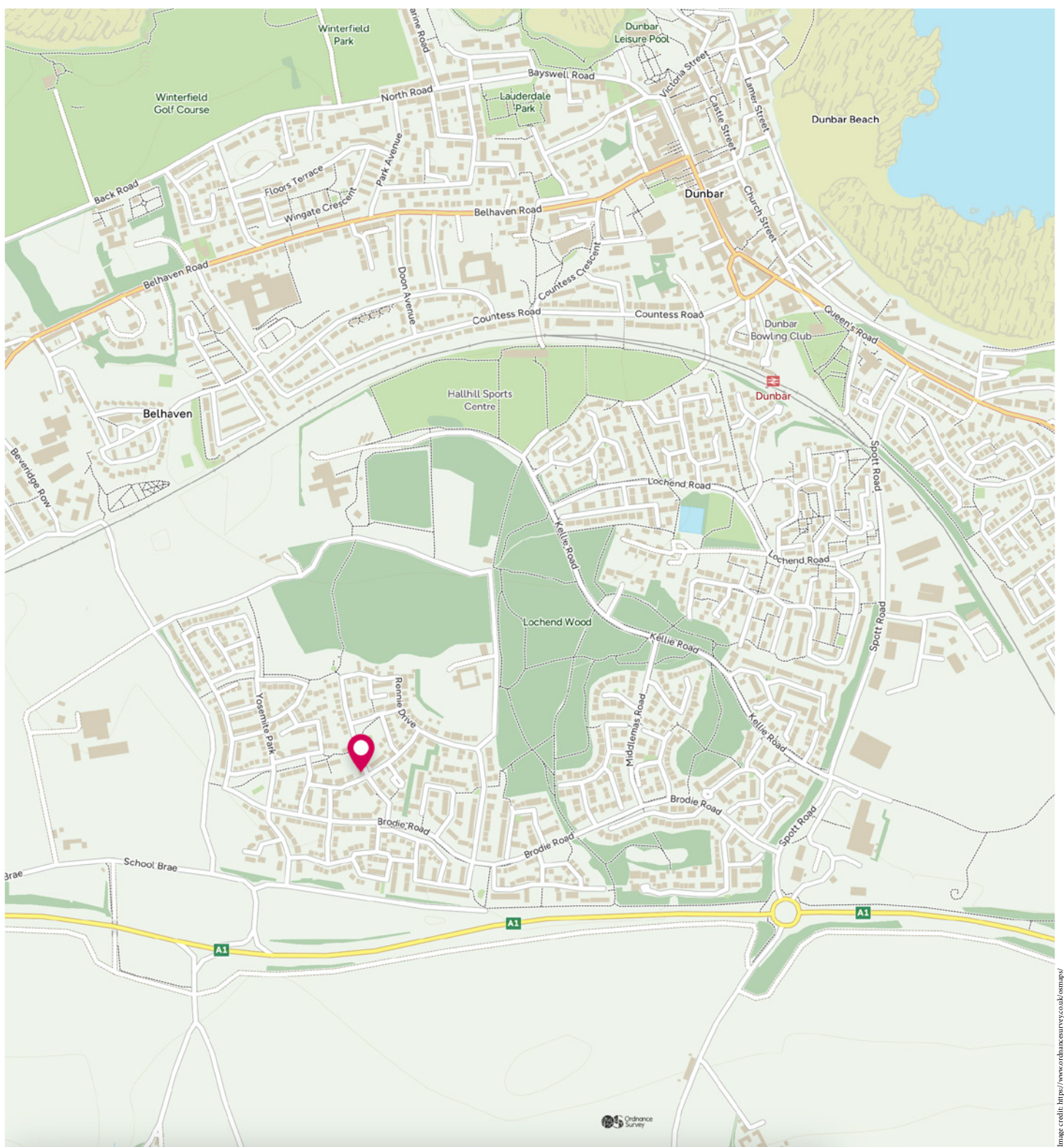


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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