



25 Wilson Road
DUNBAR | EH42 1GH


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Beautifully presented, four-bedroom detached home offering well-planned and flexible accommodation over two levels, forming part of a sought-after town of Dunbar in East Lothian.

This stunning home has been tastefully decorated throughout and is offered to the market in move-in condition. On the ground floor, the spacious living room is flooded with plenty of natural light and this leads through to the separate dining room. The kitchen/breakfast room is of an excellent size with the kitchen area offering ample integral cupboard storage, and from here French doors open out to the private rear garden. A utility room lying just off the kitchen and a WC complete the ground floor accommodation.

Upstairs, the principal bedroom boasts a stylish en-suite shower room and built-in wardrobe storage. The three further bedrooms are all well-sized doubles, and a contemporary family bathroom completes the internal accommodation.

Offering immense appeal to those looking for a family home within commuting distance of Edinburgh, early viewing is essential to appreciate everything that this outstanding property has to offer.

- Four-bedroom detached family home
- Living room & Dining room
- Kitchen/breakfast room
- Principal bedroom with en-suite
- Three further bedrooms
- Utility room
- Integral garage & Driveway
- Front & rear garden
- Factor costs - trinity factoring approximately £147 per year
- Energy Rating C, Council Tax Band F

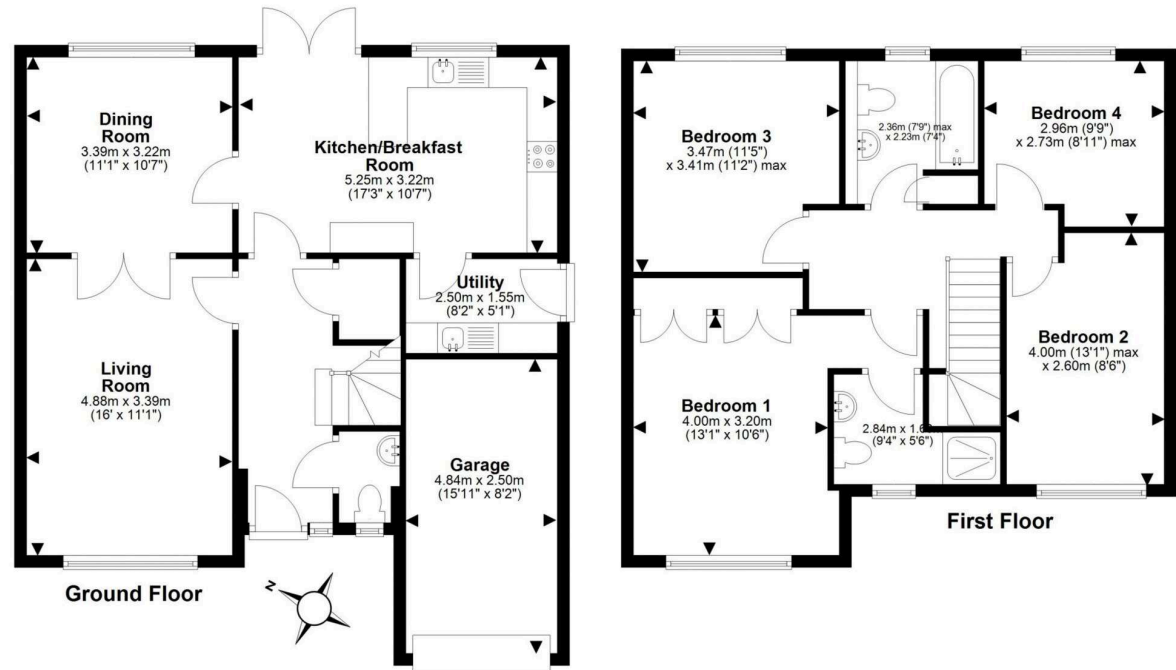
All fixtures, fittings, integrated appliances, the washing machine, fridge /freezer, blinds & curtains are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The historic East Lothian market town of Dunbar occupies a delightful coastal position, located within easy commuting distance of Edinburgh via the A1 (approximately 45-50 minutes travelling time). The town itself offers an excellent range of amenities including local shopping and several supermarkets, a leisure centre, two golf courses and harbour. The John Muir Country Park is within easy reach and stunning walks are available within the surrounding East Lothian countryside. Schooling is well represented from nursery to senior level. There is also a local train station and easy access to The A1 motorway network.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.