

COULTERS<sup>©</sup>

# 2 SINTON PARK

DUNBAR, EH42 1ZP

 4 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

A wonderful 4 bedroom detached family home, with sea views, forming part of a modern development located within easy walking distance of an excellent range of local amenities. The property offers bright and spacious accommodation with an appealing and flexible layout presented in excellent condition throughout.

The South facing, fully enclosed, landscaped rear garden provides various areas to enjoy the sheltered aspect and benefits from excellent privacy. There is a further garden to the front and side with driveway parking for two cars. The integrated double garage has been partitioned to create two useful and flexible spaces which can be accessed both internally through the utility room and externally through the garage doors.

The development is factored by Ross & Liddell with an approximate annual fee of £168.00

## KEY FEATURES



Stylish contemporary detached house



Enclosed South facing landscaped garden



Sea views to the front



Four double bedrooms with two en suites

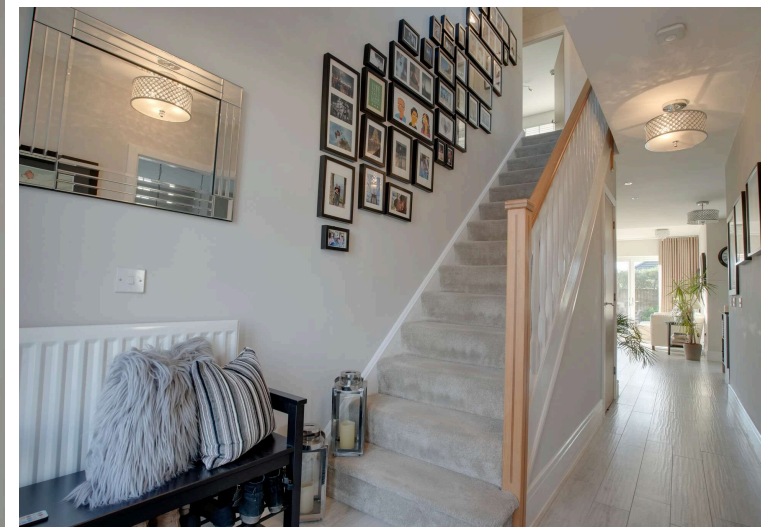


Driveway parking for two cars



Close to transport links and amenities





The accommodation, which benefits from quality finishes throughout including granite worktops, high specification kitchen appliances and contemporary bathrooms, comprises - welcoming entrance hallway, light and airy kitchen with excellent storage, a large island unit and modern appliances, opening into the generous and bright garden room which provides ample room for dining and relaxing, bi-fold doors allow direct access to the charming garden; there is a separate utility room with WC off and direct access to the garage which is currently used as a gym space; spacious sitting room to the front which the current owners use as a formal dining room with a double aspect and sea views. On the first floor the principal bedroom comprises fitted wardrobes, and en-suite shower room, there are three further double bedrooms one with an en-suite. A family bathroom with three piece suite completes the accommodation.







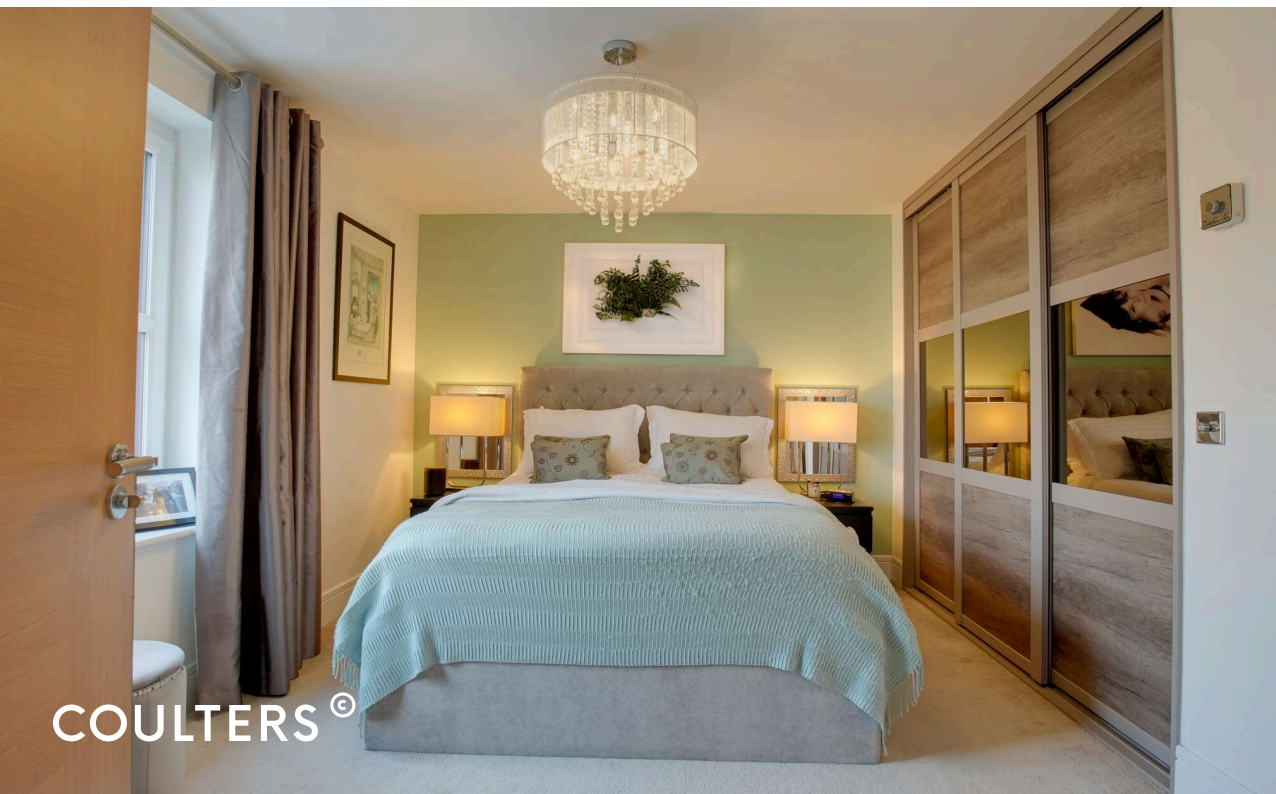
## THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, water pursuits with Ocean Vertical, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale. the fire in the garden room, 3 lights in the downstairs hallway, dining room pendant light and crystal pendant lights in the principal bedroom and bedroom 4 are specifically excluded from the sale.









Sinton Park,  
Dunbar,  
East Lothian, EH42 1ZP



Approx. Gross Internal Area  
2008 Sq Ft - 186.54 Sq M  
(Including Store)  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.