

COULTERS®



34 BRUNTSFIELD CRESCENT

DUNBAR, EH42 1QZ

4 BED

2 BATH

3 PUBLIC



TAKE A LOOK INSIDE

A well maintained 4 bedroom detached house in a quiet established and sought after location in easy walking distance of local amenities. The property provides an appealing and flexible layout with a double integrated garage.



The mature plot offers excellent privacy and adds to the appeal of this charming home. There is an area of garden to the front and a double driveway. The rear garden is fully enclosed with a patio, area of lawn and planted borders.



The development is factored by Trinity Factors with an approximate annual fee of £171.00.

The property benefits from gas central heating and is fully double glazed throughout.

KEY FEATURES

 Well maintained detached house

 Mature enclosed garden with excellent privacy

 Sought after established residential area

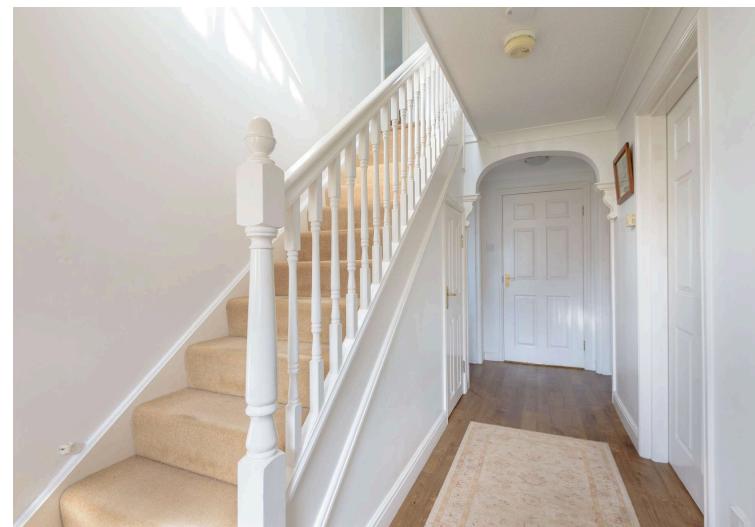
 EPC Rating - C

 Four double bedrooms, one with ensuite

 Driveway and integrated double garage

 Excellent local amenities nearby

 Council Tax Band - F



The accommodation comprises; welcoming entrance hallway; ground floor WC; sitting room with fireplace inset with a gas fire and bay window; dining room to the rear; quality conservatory with doors to the garden; kitchen/breakfast room with an excellent selection of fitted units; useful utility room with access to garden and the double garage.

On the first floor the principal bedroom comprises fitted wardrobes, and en-suite shower room; there are three further double bedrooms, all with fitted wardrobes and a family bathroom.



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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.

HOME REPORT VALUATION: £410,000



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Bruntsfield Crescent,
Dunbar,
East Lothian, EH42 1QZ

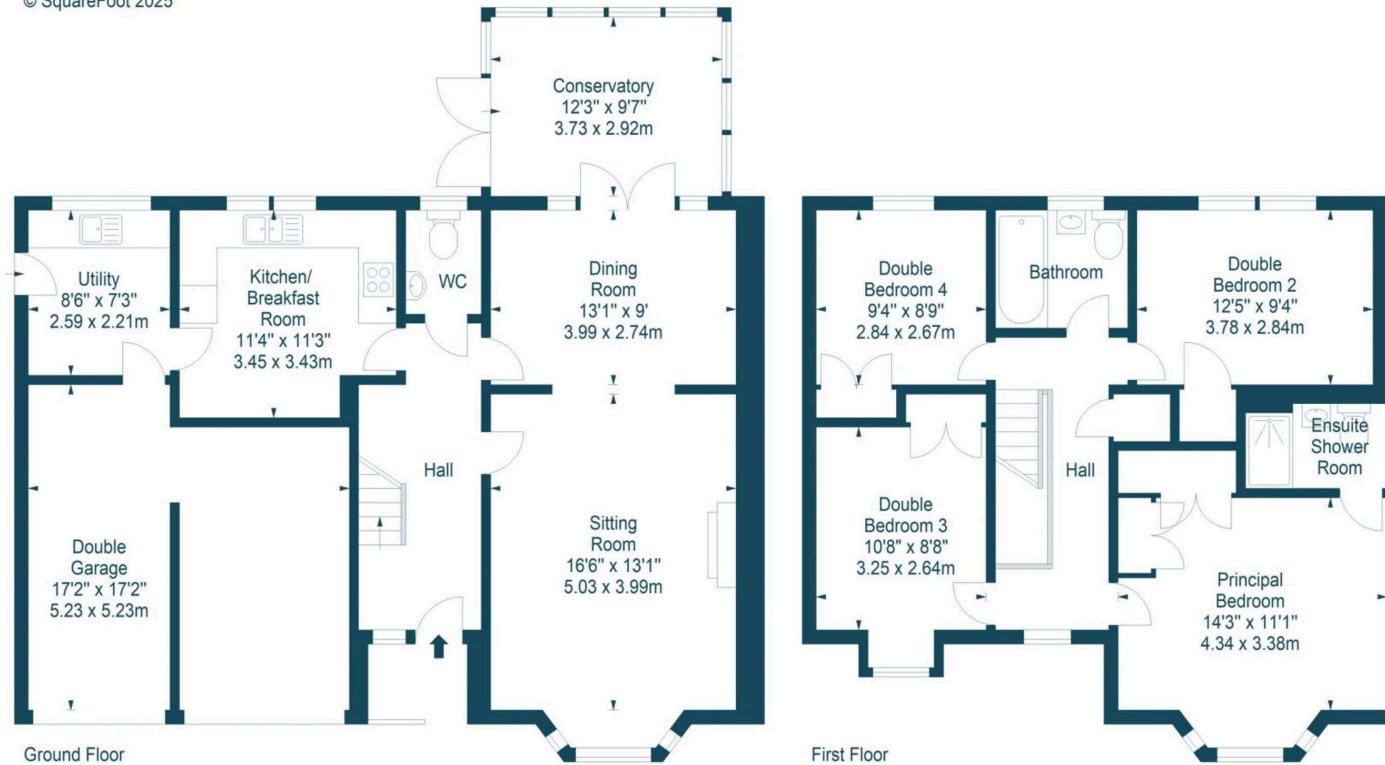


Approx. Gross Internal Area
1557 Sq Ft - 144.65 Sq M

Garage

Approx. Gross Internal Area
272 Sq Ft - 25.27 Sq M

For identification only. Not to scale.
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GET IN TOUCH

www.coultersproperty.co.uk

01620 671837

enquiries@coultersproperty.co.uk

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.