

COULTERS<sup>©</sup>

# 5 KIRK PARK

DUNBAR, EAST LoTHIAN, EH42 1BJ

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Generous four bedroom detached house in an established and sought after location with outstanding unspoilt sea views and within in easy walking distance of local amenities and the beach. The property provides bright and spacious, flexible family accommodation.

The South facing garden is fully enclosed and designed for ease of maintenance. There is also an area of garden to the front. Driveway parking and a single garage add to the appeal.



## KEY FEATURES



Modern detached house with stunning sea views



South facing enclosed rear garden



Desirable residential area



EPC Rating - C



Four bedrooms, one with en suite



Driveway and single garage



Walking distance of beach and amenities



Council Tax Band - G







The accommodation comprises; welcoming entrance hallway; ground floor WC; sitting room with fireplace inset with a wood burning stove, bay window to the front with wonderful unspoilt sea views and sliding doors to the conservatory which offers direct access to the garden; dining room/family room; kitchen/breakfast room with an excellent selection of fitted units; useful utility room with access to garden.

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







## 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: £440,000**









## Kirk Park, EH42 1JB

Approx. Gross Internal Area

1518 Sq Ft - 141.02 Sq M

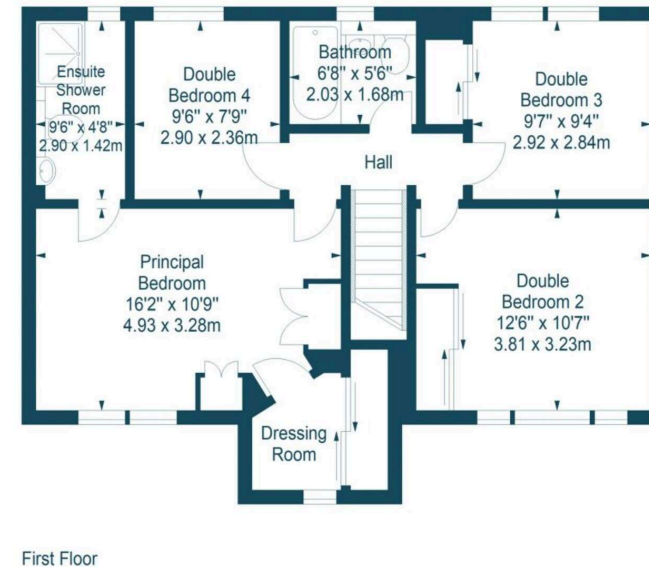
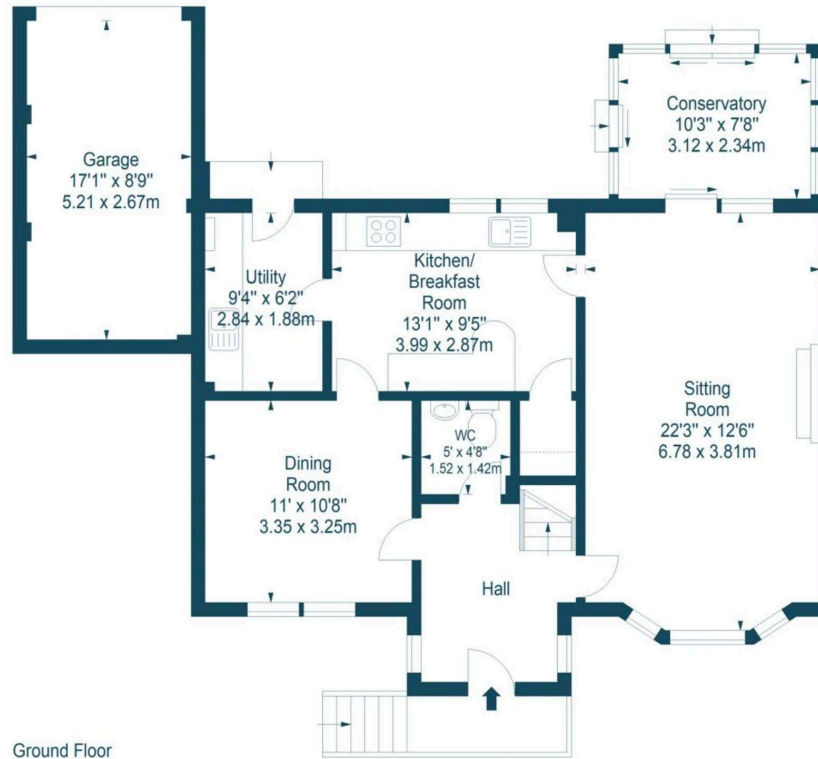
Garage

Approx. Gross Internal Area

149 Sq Ft - 13.84 Sq M

For identification only. Not to scale.

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01620 671 837



[enquiries@coultersproperty.co.uk](mailto: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.