

COULTERS[©]

6 IRONSIDE WAY

DUNBAR, EAST LoTHIAN, EH42 1ZL

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within a sought-after plot enjoying a private rear outlook in one of Dunbar's most popular modern developments, this beautifully presented home offers bright, spacious, and versatile accommodation throughout.

The property features a thoughtfully landscaped rear garden with open green outlook, a garage, and a generous driveway providing parking for multiple vehicles.



KEY FEATURES



Detached family home



Four double bedrooms and study/bedroom 5



Enclosed garden to the rear with private outlook



Large driveway and garage



Within close proximity of all local amenities



Built in solar panels



EPC Rating - B



Council Tax Band - F



Accommodation comprises: a welcoming entrance hallway with WC, a stylish and light-filled open plan dining kitchen and family room complete with breakfast bar, upgraded quartz worktops, eye-level double oven, induction hob, and fitted blinds. The family area includes practical built-in shelving and French doors opening onto the secluded rear garden, perfect for indoor/outdoor living. Off the kitchen is a utility room with large pantry cupboard. A separate sitting room to the front provides additional relaxation space, while a dedicated study offers flexibility for home working or a 5th bedroom.

Upstairs, the principal bedroom boasts a walk-in wardrobe and an en-suite shower room. There are three further double bedrooms, one with built-in wardrobes and two sharing a contemporary Jack and Jill en-suite. A modern family bathroom with handheld shower over the bath completes the upper level.





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 fitted floor coverings, carpets, blinds, light fittings, and fitted shelving unit in the kitchen are included in the sales price.

The development is factored by Ross & Liddell with an approximate annual fee of £260.

The property also benefits from a fully operational alarm system, providing added peace of mind, and built in solar panels.

HOME REPORT VALUATION: £460,000



**Ironside Way,
Dunbar,
East Lothian, EH42 1ZL**



Approx. Gross Internal Area
1576 Sq Ft - 146.41 Sq M
Garage
Approx. Gross Internal Area
185 Sq Ft - 17.19 Sq M
For identification only. Not to scale.
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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.