


COULTERS<sup>©</sup>

# 55 SINTON PARK

DUNBAR, EAST LoTHIAN, EH42 1ZP

 4 BED  2 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Forming part of a modern development, 55 Sinton Park is a stylish, well presented 4 bedroom detached house located within easy reach of an excellent range of local amenities and good transport links to Edinburgh.

The property offers bright and versatile family accommodation with the additional benefit of contemporary fixtures and fittings, modern decoration throughout and a private south facing enclosed landscaped garden with a decked terrace, integral garage and driveway parking.

## KEY FEATURES



Generously proportioned detached family house



Beautifully presented, contemporary accommodation



Four double bedrooms, one with ensuite



Private landscaped south facing garden to the rear



Integral garage and driveway



Ideally located close to local amenities



EPC Rating - B



Council Tax Band - G





The generously proportioned accommodation, arranged over two floors, comprises on the ground floor - a welcoming entrance hall, spacious sitting room, stylish kitchen/dining room/family room fitted with an excellent selection of modern units and appliances with ample space for a dining table. There is also a utility room and WC on this floor. A carpeted staircase leads to the first floor with a principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Please note that some of the images have been virtually staged to illustrate how the rooms could be utilised.

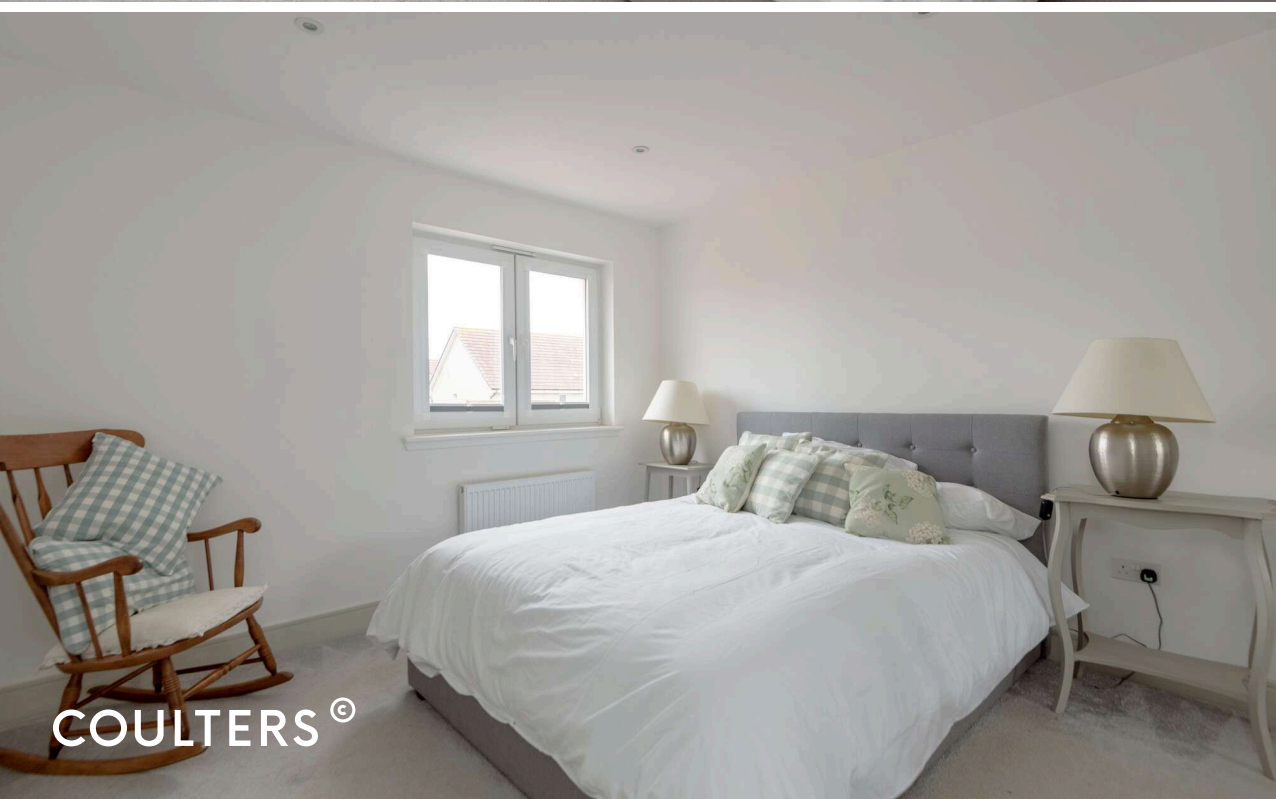




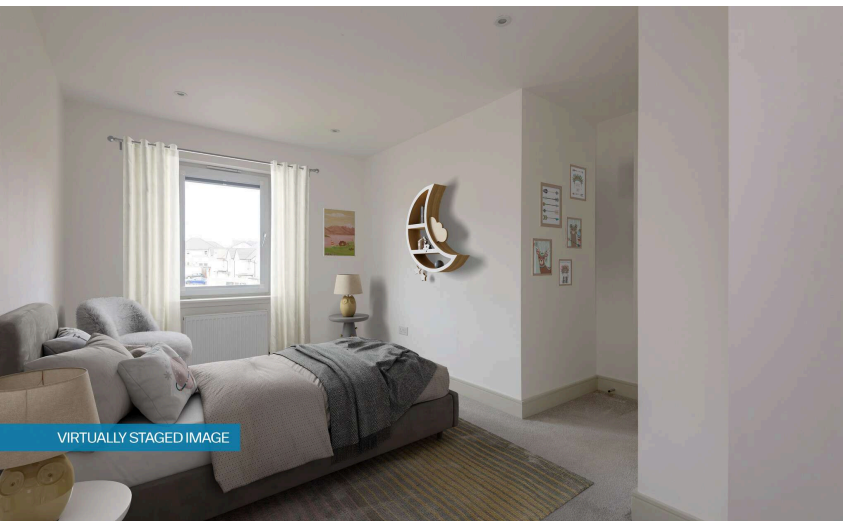
## EXTRAS

All fitted floor coverings, carpets, curtains in the sitting room and double bedroom 1, blinds, light fittings, the induction hob, oven, steam oven, dishwasher, fridge/freezer, washing machine, tumble dryer, the wall mounted units in the sitting room and dining area, the garden furniture and the garden shed are included in the sale price. The property benefits from gas central heating and is fully double glazed.

The development is factored by Ross & Liddell with an approximate annual fee of £125.00















## 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.



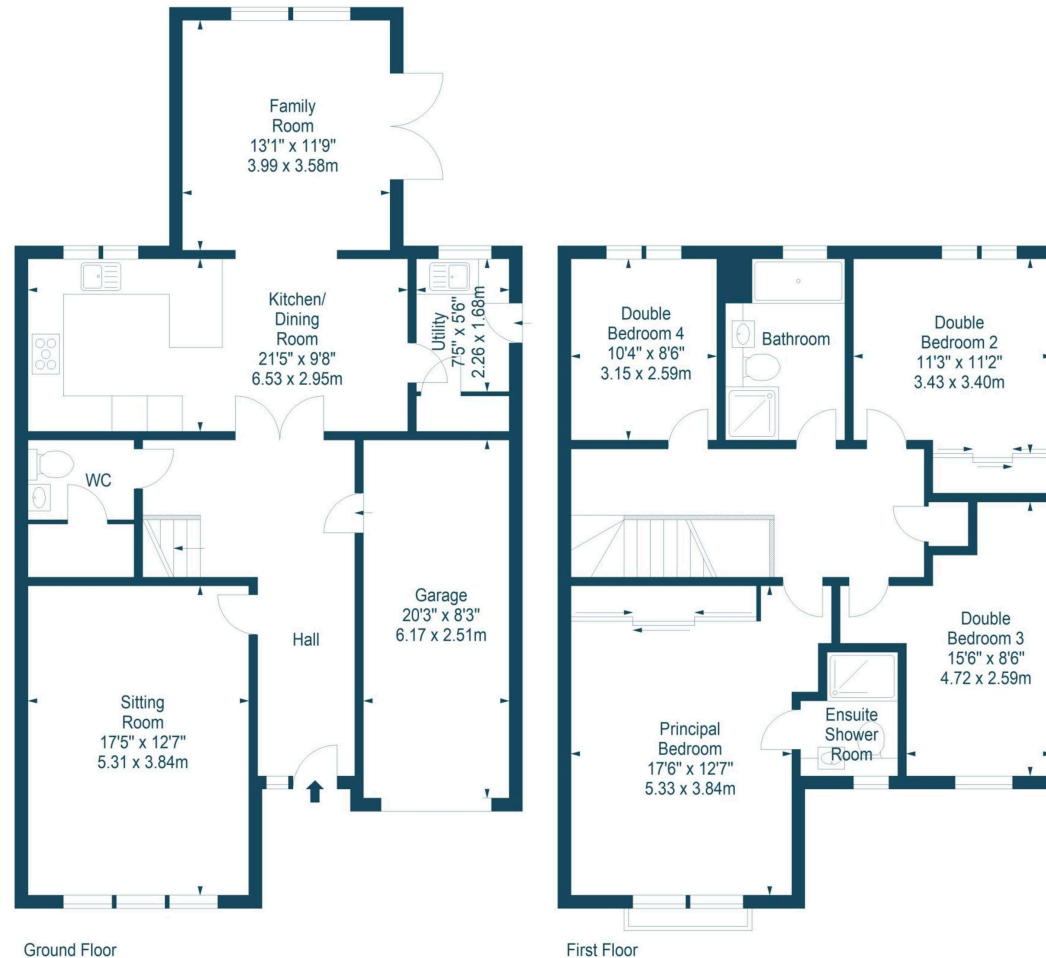
Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh,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



Sinton Park,  
Dunbar,  
East Lothian, EH42 1ZP



Approx. Gross Internal Area  
1931 Sq Ft - 179.39 Sq M  
(Including Garage)  
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.