



1 JOHN MUIR CRESCENT
DUNBAR, EAST LoTHIAN, EH42 1GE



4



2

EPC
RATING

C

COUNCIL
TAX BAND

F



Representing an ideal family home in highly desirable Dunbar, this detached house occupies a corner plot and accommodates four bedrooms, three reception rooms, a dining kitchen, and two bathrooms (plus a separate WC), as well as a south-facing garden, an integral double garage, and a double driveway. A hall (with storage and a WC) welcomes you inside, leading to the living room on your left. Here, a spacious footprint offers flexibility for lounge furniture, with a homely fireplace creating a warming focal point. Double doors from the living room open into the adjoining dining room, which can comfortably accommodate an eight-seater table alongside additional furniture, and it features south-facing French doors opening onto the rear garden. The dining room is also conveniently connected to the kitchen, where you will find a wide range of contemporary cabinets, oak worktops, metro-tiled splashbacks, and neatly integrated appliances. These comprise a conventional oven, a combination oven/microwave, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher, whilst an adjoining utility room (with external and garage access) houses additional cabinetry and workspace, storage, and an integrated washing machine and dryer. Back in the kitchen, space is provided for a casual dining area and patio doors open into a south-facing sunroom – a versatile third reception area with garden access.

FEATURES

- Detached house in Dunbar
- Hall with storage and WC
- Elegant living room with fireplace
- Formal dining room
- Well-appointed dining kitchen and separate utility room
- Versatile sunroom with garden access
- Four double bedrooms with built-in wardrobes
- One en-suite shower room
- Four-piece family bathroom
- South-facing rear garden
- Integral double garage and double driveway
- Gas central heating and double glazing





On the first floor, a landing (with storage) leads to the home's four bedrooms and a family bathroom. The bedrooms are all good-sized doubles with built-in wardrobes, and they are all neutrally decorated and carpeted for comfort. The principal has the added benefit of a modern en-suite shower room comprising a shower enclosure and a WC-suite set into storage. Finally, the four-piece family bathroom comes complete with a bath, a separate shower cubicle, and vanity storage with a WC-suite inset. The home is kept warm by gas central heating (with Hive smart controls) and benefits from double glazed windows. Externally, the home is perfectly complemented by a good-sized and enviably south-facing rear garden, featuring a paved terrace for outdoor dining furniture, a large patio, a neat lawn, and a wealth of leafy, colourful shrubs and planting. Excellent private parking is provided by an integral double garage and a double driveway. Extras: All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.







DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



SCAN HERE
To learn more about Dunbar





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

