




COULTERS<sup>©</sup>

# 28 RETREAT CRESCENT

DUNBAR, EAST LOTHIAN, EH42 1GW

 4 BED  3 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

28 Retreat Crescent is a beautifully presented 4 bedroom detached house tucked away in a quiet location in this highly desirable development in Dunbar, within walking distance of local schooling and the train station.

The bright and flexible accommodation is arranged over two floors with a layout ideal for modern family living. The property comprises:

Ground floor: broad entrance hall with central staircase, large kitchen/dining room, elegant sitting room, family room, WC and utility room with access to rear garden.



First floor: the principal bedroom boasts double fitted wardrobes and ensuite shower room, three further double bedrooms (one en suite), a family bathroom and a useful study/dressing room. The property has double glazing throughout and gas central heating. There is access to a loft.

## KEY FEATURES



Impressive double-fronted detached house



Excellent layout with spacious accommodation



Large kitchen/dining room with bay window



Attractive south-facing garden with decked area



Detached double garage and ample off-street parking



Quiet location at end of cul-de-sac



EPC Rating - B



Council Tax Band - G





## Outside

There is a lovely south-facing private garden mainly laid to lawn with a decked area and a playhouse.

To the front is a large monobloc parking area and a substantial detached double garage.





## LOCAL INFORMATION

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, Coast to Coast surf school, 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 integrated appliances (excluding washing machine), light fittings (excluding pendant lampshades) and floor coverings are included in the sale. The playhouse in the garden is also included in the sale.

### Factoring fees

The estate is managed by Trinity Factors. Approx £190-£200 per year.



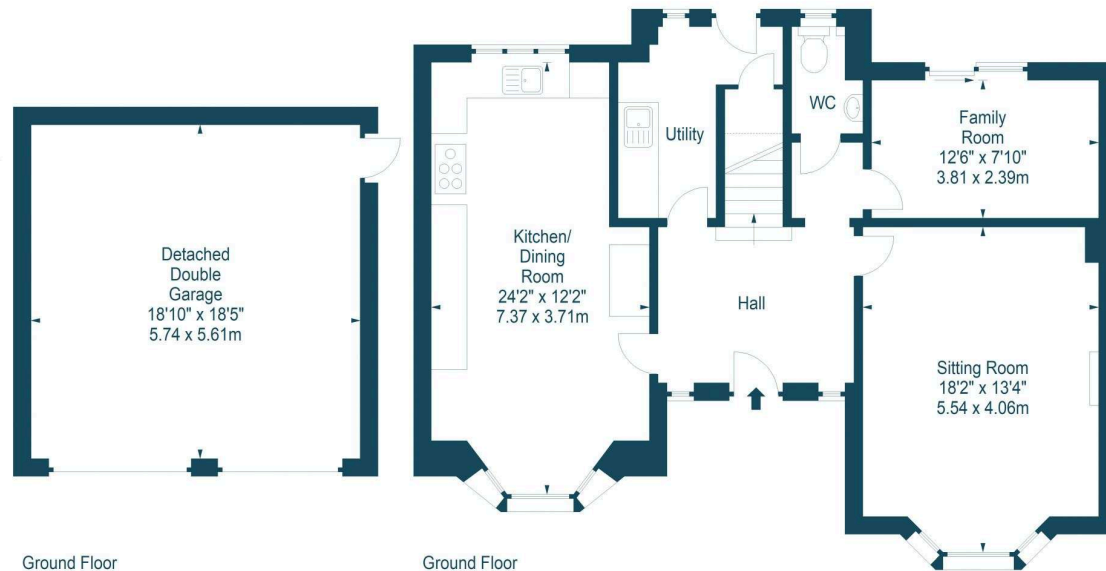
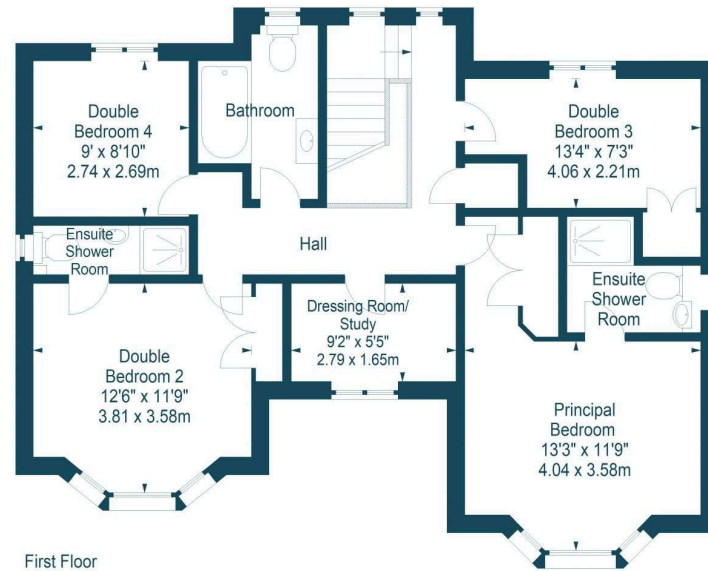
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HOME REPORT VALUATION: £500,000

**Retreat Crescent,  
Dunbar,  
East Lothian, EH42 1GW**



Approx. Gross Internal Area  
1733 Sq Ft - 161.00 Sq M  
Garage  
Approx. Gross Internal Area  
354 Sq Ft - 32.89 Sq M  
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.