




GARDEN STIRLING BURNET

30 WILSON PLACE, DUNBAR
EAST LOTHIAN, EH42 1GG

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EPC RATING **C**

COUNCIL TAX BAND **E**

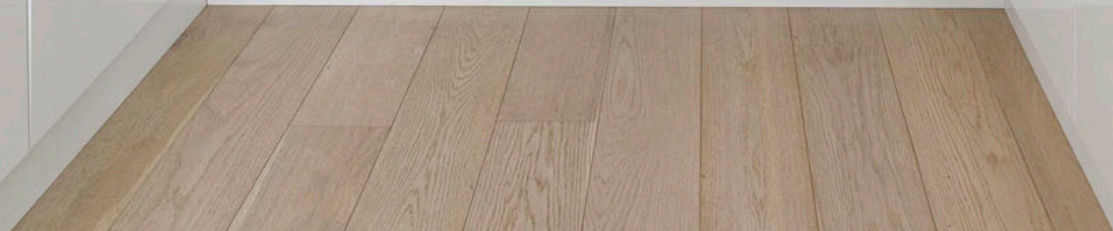


This beautifully presented four-bedroom detached house forms an ideal family home within a peaceful cul-de-sac setting in the desirable coastal town of Dunbar. Finished in crisp white and natural wood tones, including quality engineered flooring, the interiors are bright, modern, and highly functional, complemented by multiple bathroom facilities, excellent storage, a secure garden, attached garage, and private driveway. The property further benefits from easy access to local schooling, shops, scenic beaches, and excellent commuting links.

A welcoming entrance hall benefits from storage and a convenient WC. Positioned to the rear of the home is a spacious living and dining room extending the full width of the property. Filled with natural light and enjoying direct garden access through sliding glazed doors, the carpeted reception room is centred around a homely living flame fire framed by an elegant stone-style surround. An adjoining conservatory further enhances the flexible accommodation. Offering a sun-filled second dining area and external access, the stylish kitchen is fitted with gloss-white cabinetry and generous task-lit workspace. Integrated appliances include an oven and combi microwave oven, alongside a gas hob, fridge freezer, dishwasher, and washing machine.

FEATURES

- Peaceful family-friendly setting in coastal Dunbar
- Spacious modern detached house with light-filled interiors
- Welcoming entrance hall with storage and WC
- Elegant living/dining room with living flame fire and garden access
- Versatile conservatory
- Sun-filled dining kitchen with integrated appliances
- Principal bedroom with storage and en-suite shower room
- Three further bedrooms (two with storage/home office option)
- Family bathroom with shower-over-bath
- Secure rear garden with lawn, terrace, and timber shed
- Private driveway and attached single garage
- Gas central heating and double glazing





Four carpeted first-floor bedrooms branch from a central landing with storage. Three bedrooms benefit from mirrored fitted wardrobes, whilst the fourth also offers flexibility as a home office. The principal bedroom further enjoys a bright en-suite shower room, while a naturally lit family bathroom with a shower-over-bath serves the remaining accommodation. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, the fully enclosed rear garden presents an ideal setting for outdoor dining and family life, with an attractively bordered lawn, a seating terrace, and a timber shed. To the front, landscaped planting borders a private driveway leading to the attached single garage.

Extras: All fitted flooring, blackout blinds, standard light fittings, and integrated appliances are 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 boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, 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. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious independent education is also on offer, with Belhaven Hill School recently named (by Spear's Magazine) as one of the top 100 private schools in the world. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.







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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

