



GARDEN STIRLING BURNET

**32 BRUNT COURT**  
DUNBAR, EAST LOTHIAN, EH42 1RP





Set on a quiet cul-de-sac in Dunbar, this semi-detached chalet-style bungalow is a deceptively spacious four-bedroom home that offers a relaxed coastal lifestyle. It features a rear-facing living room with access to a fully-enclosed garden, a well-appointed dining kitchen with a breakfast bar, and a bright shower room with a three-piece suite. It also has excellent storage and private parking. Whilst the interiors would benefit from modernisation, the property has been well cared for by the owner and is largely presented in neutral tones allowing new buyers to easily add their own stamp.

Entering the home, you are greeted by a hall with generous built-in storage. Directly ahead is the living room. Here, a spacious footprint is framed by a handsome fireplace backed by accent wallpaper which is set against neutral décor. Ideal for daily use whether relaxing or socialising, it also extends out into the rear garden via patio doors – an excellent setup for families. Sat adjacent is a well-appointed dining kitchen which has generous cabinet storage at base and wall level, alongside sweeping worktops with matching splashback panels. It has plenty of room for a central table and also comes with a fitted breakfast bar for morning meals.

## FEATURES

- A spacious semi-detached chalet-style bungalow
- Situated on a quiet cul-de-sac in Dunbar
- Close to transport links, amenities, and beaches
- Hall with generous built-in storage
- Living room with patio doors to rear garden
- Well-appointed dining kitchen
- Three double bedrooms (one with a wardrobe)
- Versatile single bedroom with wardrobes
- Bright three-piece shower room
- Low-maintenance front and rear gardens
- On-street parking
- Electric heating and double glazing





A double oven and ceramic hob come integrated, with a freestanding fridge/freezer and a washing machine included. There is also additional built-in storage and rear garden access. Meanwhile, the four bedrooms are split equally between the ground and first floors. The upper bedrooms are two spacious doubles, one with a built-in wardrobe, whilst the lower bedrooms are comprised of a large double and a versatile single with two built-in wardrobes. If required, the single would work equally well as an office or study. A bright three-piece shower room on the first floor completes the accommodation. The property has electric heating and double glazing. Outside, the home is flanked by easy-to-maintain gardens to the front and fully-enclosed rear. The latter also incorporates a patio for summer dining. In addition, the property has on-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine to 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, at primary and secondary level in both the public and private sector, with the independent 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. 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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To learn more about Dunbar





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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

