



GARDEN STIRLING BURNET

18 KELLIE PLACE
DUNBAR, EAST LoTHIAN, EH42 1GF



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Welcome to an exceptional three-bedroom semi-detached house which was fully renovated and modernised in 2021, including all-new fixtures and fittings, a new statement kitchen, and new bathroom facilities. The end result is a southwest-facing residence that is beautifully presented throughout to impeccably high standards, providing a move-in ready home with spacious, light-filled interiors and enviable features. It further boasts private parking and a family-friendly garden, as well as a sought-after location in the coastal town of Dunbar.

A hall welcomes you into the home providing a lovely first impression and a WC before leading directly into the living room. Here, neutral tones are enlivened by an accent wall and a wood-effect floor creating an elegant aesthetic. It has a spacious footprint for comfy lounge furniture and southwest-facing windows for a cascade of natural light. Next door, the breakfasting kitchen/dining room has a stylish arrangement of handle-less cabinets and marble-inspired worktops that include a fitted breakfast bar. It is a sophisticated design and colour palette reinforced by premium integrated appliances. There is plenty of space for a dining table as well, and patio doors to the garden.

FEATURES

- A semi-detached house in move-in condition
- Fully renovated in 2021 with all-new fixtures
- Prime location in the coastal town of Dunbar
- Welcoming entrance hall with a handy WC
- Spacious living room with a southwest aspect
- Stylish breakfasting kitchen/dining room
- Three bedrooms (two with built-in wardrobes)
- Contemporary en-suite shower room
- High-end family bathroom with two overhead showers
- Fully-enclosed rear garden that is well maintained
- Private driveway for off-street parking
- Gas central heating and double-glazed windows





Upstairs, the three bedrooms all maintain the high standards, enjoying modern styling and plush carpets. The principal bedroom is a double with the luxury of a contemporary en-suite shower room that includes a walk-in rainfall shower. The second double bedroom has a built-in wardrobe, as does the third bedroom which is a flexible single currently used as a dressing/vanity room. The interiors are finished by a high-end family bathroom with two overhead showers. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a neat front lawn and a private driveway for off-street parking. It also has a fully-enclosed rear garden with a stretch of lawn backed by decking which offers a delightful space for relaxing and dining in the sun.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (induction hob, statement extractor, double oven, fridge/freezer, dishwasher, and washing machine), and a wine fridge 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.



SCAN HERE
To learn more about Dunbar





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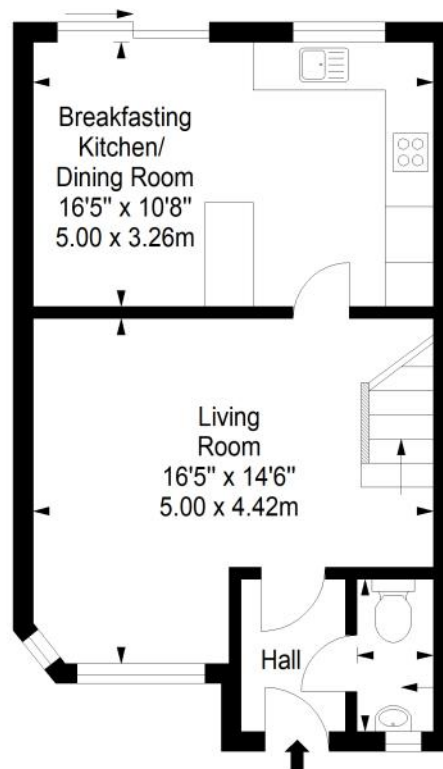
HOUSE SALES

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.

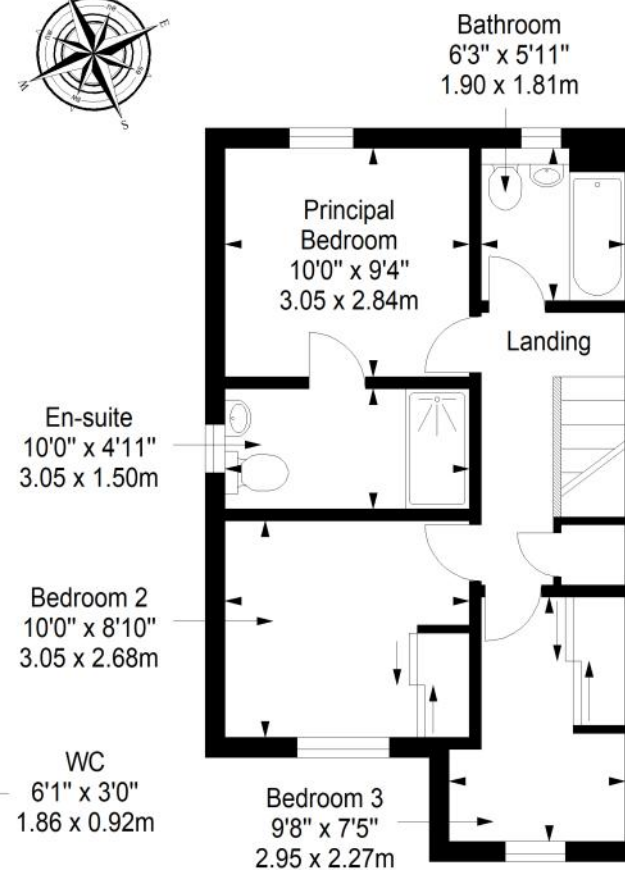
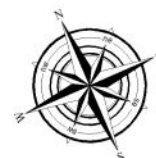
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

Ground Floor
Approx. 40.7 sq. metres (438.1 sq. feet)



First Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.2 sq. feet)