

COULTERS<sup>©</sup>

# 17 JAMES KIRK WAY

DUNBAR, EAST LoTHIAN, EH42 1FX

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Situated within a sought-after modern development in Dunbar, 17 James Kirk Way is a well-presented semi-detached home offering bright, contemporary accommodation, finished to a high specification throughout, with a practical layout suited to modern living.

The property benefits from a convenient location close to local amenities and excellent transport links, making it an ideal choice for a range of buyers.

## KEY FEATURES



Contemporary semi-detached house in exclusive modern development



Three bedrooms, one with ensuite



Private enclosed south facing garden with a summer house



Driveway parking with an EV charging point



Ideally located close to local amenities and transport links



Bright, well proportioned accommodation



EPC Rating - C



Council Tax Band - E





The accommodation is well proportioned throughout, comprising three bedrooms, including a principal bedroom with en suite, alongside a family bathroom. The ground floor provides comfortable and flexible living space, with rooms to the front and rear that are well suited to both everyday living and entertaining.

Externally, the property features a private, enclosed south-facing garden, offering a pleasant outdoor space with a good level of privacy. A versatile summer house adds further flexibility, suitable for a range of uses including home working, hobbies or relaxation. To the front, a driveway provides off-street parking and includes the benefit of an electric vehicle charging point, enhancing the home's practicality for modern lifestyles.





## THE LOCAL AREA

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, water pursuits with Ocean Vertical, 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

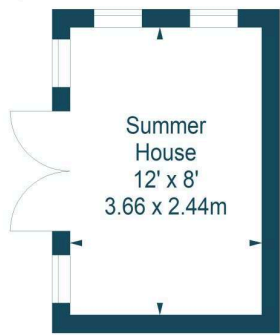
All fitted floor coverings, carpets, curtains, blinds, light fittings, Siemens integrated kitchen appliances and the summer house are included in the sales price. The property is heated by a ground source heat pump and is fully double glazed.

The development is factored by Hacking & Paterson with an approximate annual fee of £100 with a £200 float.

**HOME REPORT VALUATION: £340,000**







Ground Floor

James Kirk Way,  
Dunbar,  
East Lothian, EH42 1FX



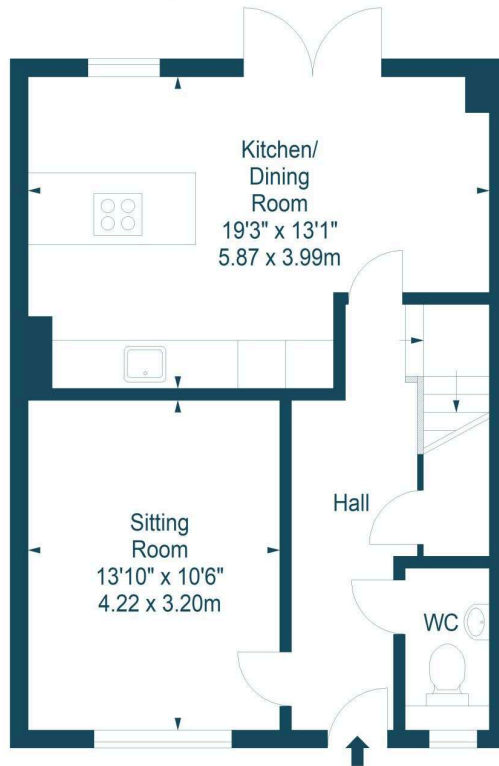
Approx. Gross Internal Area  
1050 Sq Ft - 97.55 Sq M

Summer House

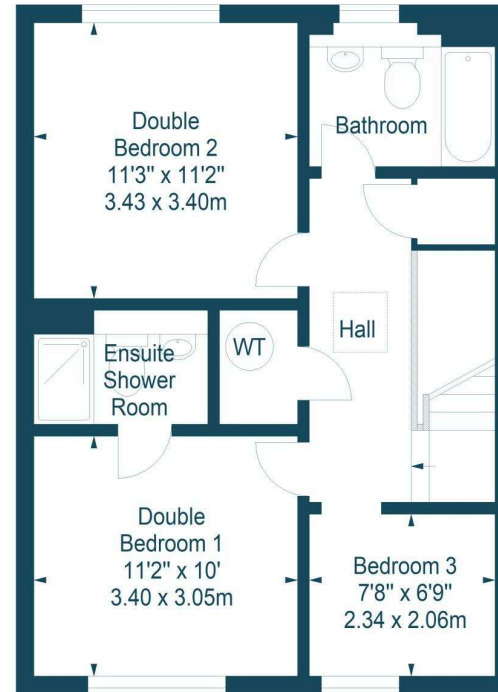
Approx. Gross Internal Area  
96 Sq Ft - 8.92 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Ground Floor



First Floor

## GET IN TOUCH

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 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.