



GARDEN STIRLING BURNET

1 MUIRFIELD ROAD
DUNBAR, EAST LoTHIAN, EH42 1GQ



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Introducing an executive four-bedroom detached house which is brought to market in move-in condition, offering spacious interiors with neutral décor and modern finishings. The home further boasts a large, open-plan kitchen and dining room, a versatile conservatory, and a quality bathroom, en-suite, and WC. It also has generous private parking and a family-friendly garden. Forming part of an exclusive development, it offers a country and coastal lifestyle in sought-after Dunbar.

Inside, a bright hall provides a welcoming introduction to the home, as well as a convenient WC. To the right, the living room invites you to sit back and relax. Here, spacious dimensions are bathed in light from a bay window, while the neutral palette and tasteful accent wall add to the airy ambience. It is an elegant and calming aesthetic – one further enhanced by a handsome focal-point fireplace. Meanwhile, the kitchen/dining room has an expansive footprint to easily accommodate dining furniture, as well as a generous range of timber-toned cabinets and sweeping worktops. It has additional built-in storage and comes with a range of integrated appliances. A suntrap conservatory extends from here, offering flexibility of use and lovely garden views.

FEATURES

- An executive detached house in move-in condition
- Part of an exclusive development in Dunbar
- Bright entrance hall with a convenient WC
- Spacious living room with a bay window
- Suntrap conservatory with lovely garden views
- Generously appointed kitchen/dining room
- Naturally-lit landing with an airing cupboard
- Two double bedrooms with built-in wardrobes
- Two versatile bedrooms (one with built-in storage)
- Modern three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Landscaped front and southwest-facing rear gardens
- Private monoblock driveway and attached garage
- Gas central heating and double glazing





Upstairs, the four bedrooms extend off a naturally-lit landing with an airing cupboard, each room enjoying light decoration and soft carpets. The principal bedroom is a spacious double with a bay window, a double built-in wardrobe and the luxury of a modern en-suite shower room. The second bedroom (with a built-in wardrobe) is also a double, whilst bedrooms three and four are versatile spaces that can adapt to your needs and lifestyle. A fashionable three-piece family bathroom (with an overhead shower) completes the interiors. Gas central heating and double glazing ensure year-round comfort. Outside, the home is nestled behind a neat front garden alongside a monoblock driveway and an attached garage. It also has a large rear garden with a southwest-facing aspect. Enclosed by a high fence, it is carefully landscaped with a patio and lawn providing an idyllic space for families.

Extras: all fitted floor coverings, fitted window blinds, select light fittings, and integrated appliances (gas hob, extractor hood, oven, dishwasher, and washer/dryer) to be included.







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, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. 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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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

