



GARDEN STIRLING BURNET

**5B BAYSWELL ROAD**  
DUNBAR, EAST LOTHIAN, EH42 1AB



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RATING



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Enjoying an elevated top-floor position within a traditional stone-built terrace, this well-presented two-bedroom flat on the seafront of the sought-after coastal town of Dunbar offers bright, airy living spaces, a unique configuration, and commanding sea views. Perfectly positioned for enjoying Dunbar's outstanding coastal lifestyle, the flat lies within easy reach of the High Street, beaches, scenic cliff-top walks, and the town's excellent range of cafés, shops, and amenities. Dunbar also benefits from a mainline rail station with direct services to Edinburgh, making this an ideal home for commuters, first-time buyers, or those seeking a relaxed seaside base.

The property is accessed via a shared stair and opens into a welcoming skylit hall that leads through to a spacious open-plan living room and breakfasting kitchen. Bathed in natural light, this sociable room enjoys a pleasant outlook and is thoughtfully arranged to accommodate comfortable lounge seating alongside a well-equipped kitchen with ample storage, workspace, integrated oven and gas hob and freestanding fridge, freezer and washing machine – all of which are included in the sale.

## FEATURES

- Top-floor two-bedroom flat in a traditional seafront terrace
- Sought after coastal town location with sea views
- Close to local amenities and coastal walks
- Accessed via a secure shared stair
- Entrance hallway with WC
- Light-filled living room; open to
- South-facing breakfasting kitchen
- South-facing principal double bedroom
- Second double bedroom with dormer window
- Shower room
- Gas central heating and full double glazing
- Unrestricted on-street parking





On the other side of the hallway there are two generously proportioned double bedrooms, both finished in light, neutral tones that enhance the sense of space and calm. The principal bedroom is particularly inviting, brightly-lit by a south-facing window, while the second bedroom offers flexibility for guests, home working, or additional storage. A neatly appointed shower room and separate naturally-lit WC complete the accommodation, featuring a modern white suite and practical fittings. Gas central heating and full double glazing ensure that the property is warm and energy efficient. Externally, residents enjoy access to a shared rear garden laid mainly to lawn, providing a welcome green retreat and a pleasant spot to enjoy the outdoors. Unrestricted on-street parking is available on surrounding streets.

Extras: The sale includes all fitted floor and window coverings, light fittings and freestanding kitchen appliances.







## 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 private education is also on offer. 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

