



7 LETHAM ROAD, DUNBAR
EAST LoTHIAN, EH42 1AL



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Occupying a peaceful residential position in the sought-after coastal town of Dunbar, this detached bungalow offers bright, flexible accommodation on a generous corner plot. The three-bedroom home is ideally suited to families, downsizers, or those seeking space to work from home, and lies within easy reach of the beach, town-centre amenities, schools, and transport links. Mature gardens, a substantial rear deck, private parking, and a detached single garage further enhance its appeal.

A vestibule opens into a welcoming hall, where attractive timber flooring continues into the spacious living room. This comfortable reception area is illuminated by a broad front-facing window fitted with plantation-style shutters. At the rear, the impressive kitchen and dining room forms a sociable heart of the home. Soft-grey Shaker-style cabinets are paired with generous worktop space, while extensive glazing fills the room with natural light. French doors lead directly onto the deck for effortless outdoor dining.

FEATURES

- Detached bungalow in a peaceful residential setting
- Sought-after coastal location in the popular unbar
- Bright and flexible accommodation arranged on one level
- Spacious living room with timber flooring
- Impressive open-plan kitchen and dining room
- Generous principal bedroom with fitted wardrobes
- Bedroom two currently arranged as a studio/home office
- Third double bedroom
- Bathroom with a roll-top bath and separate shower
- Gas central heating and full double glazing
- Established gardens with an expansive raised rear deck
- Private driveway and detached single garage





The principal bedroom is a well-proportioned double with fitted mirrored wardrobes, and two further bedrooms offer excellent versatility. One is presently arranged as a combined studio and home office and also benefits from bifold doors onto the deck. A spacious bathroom combines a freestanding roll-top bath with a separate shower enclosure, and an additional WC adds everyday practicality. Gas central heating and double glazing ensure year-round comfort.

Outside, established front and rear gardens incorporate lawns, colourful planting, and seating areas. The enclosed rear garden is complemented by the expansive raised deck, while a driveway and detached single garage with power and light provide convenient off-street parking and storage.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale. Integrated appliances include cooker, gas hob and extractor, dishwasher and fridge-freezer. Freestanding washing machine available by separate negotiation.







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 independent education is also on offer, with 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.





**OFFERS TO:
22 Hardgate
Haddington
EH41 3JS**

**Tel: 01620 825 368
Fax: 01620 824 671**

DX540733 Haddington

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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

