

COULTERS[©]

27 KIRKWOOD CRESCENT

DUNBAR, EAST LoTHIAN, EH42 1FS

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern development, 27 Kirkwood Crescent is a stylish and well presented four-bedroom detached house, situated in the popular coastal town of Dunbar. Ideally placed for the town's excellent range of local amenities, as well as convenient transport links to Edinburgh, the property offers a well-planned and versatile layout, complemented by contemporary fixtures and fittings and modern decoration throughout.

Further highlights include a private landscaped garden with paved terrace and garden room, integral garage and driveway parking.

KEY FEATURES



Contemporary detached family house



Four double bedrooms, three with ensuite



Private rear garden with a garden room



Integral garage and driveway



Ideally located close to local amenities and transport links



Modern, well proportioned accommodation



EPC Rating - B



Council Tax Band - F



The generously proportioned accommodation is arranged over two floors. On the ground floor, a welcoming entrance hall leads to a comfortable sitting room to the front, while the stylish open-plan kitchen/dining room provides an excellent setting for everyday family life and entertaining. The kitchen is fitted with a superb selection of modern wall and base units and integrated appliances, with ample space for a dining table. A useful WC completes the ground floor.

A carpeted staircase leads to the first floor, where there are four well proportioned double bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while double bedrooms two and three are served by a Jack and Jill en-suite. Double bedroom four is complemented by a family bathroom, completing the accommodation.





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, blinds, light fittings, the gas hob, oven, dishwasher, fridge/freezer, washing machine are included in the sales price. The property benefits from gas central heating and is fully double glazed.

The development is factored by Hacking and Paterson with an approximate annual fee of £200.

HOME REPORT VALUATION: £365,000



**Kirkwood Crescent,
Dunbar,
East Lothian, EH42 1FS**



Approx. Gross Internal Area
1363 Sq Ft - 126.62 Sq M

Garage

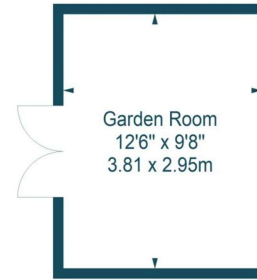
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M

Garden Room

Approx. Gross Internal Area
122 Sq Ft - 11.33 Sq M

For identification only. Not to scale.

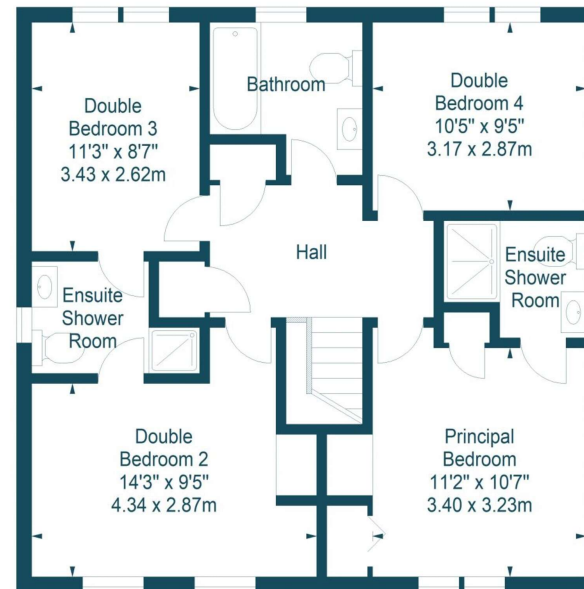
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Ground Floor



Ground Floor



First Floor

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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.