



GARDEN STIRLING BURNET

**FLAT 1E, COLVIN STREET,
DUNBAR, EAST LOTHIAN, EH42 1HE**



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SUMMARY

Set in a prime coastal position in Dunbar, this first-floor flat enjoys a sought-after setting close to the town's picturesque harbour, sandy beaches, and scenic coastline. The property benefits from a private main entrance and beautiful coastal views, offering a wonderful sense of privacy and connection to its surroundings, making it an excellent rental or investment opportunity. Dunbar is renowned for its relaxed seaside lifestyle, excellent local amenities, well-regarded schools, and vibrant community atmosphere. At the same time, regular rail services and convenient road links provide swift access to Edinburgh and beyond. Inside, the home offers freshly decorated accommodation, including a spacious dual-aspect living room, a modern fitted kitchen, two generous bedrooms, and a bathroom, all complemented by allocated parking.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

FEATURES

- First-floor flat in Dunbar
- Scenic and sought-after coastal location
- Private main entrance
- Excellent rental opportunity
- Secure phone entry system
- Freshly decorated neutral interiors
- Entrance hall with storage
- Spacious dual-aspect living room with coastal views
- Modern kitchen with fitted units
- Two bedrooms with coastal views
- Bathroom with overhead shower
- Allocated parking
- Gas central heating and double glazing





OFFERS TO:
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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

