



GARDEN STIRLING BURNET

**17 DEMPSTER PLACE**  
DUNBAR, EAST LoTHIAN, EH42 1ZR



4



3

EPC  
RATING

C

COUNCIL  
TAX BAND

F



Welcome to a stunning executive detached house with four double bedrooms, three bathrooms and a WC. Presented in true walk-in condition, this modern family home offers spacious interiors finished with an elegant blank canvas. It also boasts a highly desirable location as part of a sought-after development in Dunbar, providing easy access to the picturesque countryside and spectacular beaches. Meeting all the needs of families, the southwest-facing home further benefits from great storage, private parking for two cars, and a large rear garden.

Inside, a bright hall welcomes you, providing storage and a WC before leading directly ahead into the living room. Framed by French doors to the rear garden, this spacious reception area has the ideal setup for families, allowing parents to watch their children as they play outside. Crisp neutral décor provides new buyers with a blank slate and the wood-toned floor allows for easy cleaning as well. Mirroring the living area's aesthetic, the open-plan breakfasting kitchen/dining room has an expansive footprint and a clever layout designed for socialising. It has plenty of dining space and a generous range of white cabinets and sweeping worktops. Integrated Siemens appliances create a continuous finish, while dual-aspect windows elevate the airy ambience.

## FEATURES

- A stunning detached house in coastal Dunbar
- Part of a sought-after modern development
- Bright entrance hall with storage and a WC
- Spacious living room with French doors
- Open-plan breakfasting kitchen/dining room
- Separate utility room for discreet laundry
- Landing with two cupboards and attic access
- Four double bedrooms (two with wardrobes)
- Two contemporary en-suite shower rooms
- Family bathroom with a double-ended bath
- Partially-floored attic with a loft ladder
- Carefully maintained front and rear gardens
- Monoblock driveway and integrated garage
- Gas central heating and double-glazed windows





An adjacent utility room supplements the kitchen. Upstairs, the four double bedrooms all maintain the home's flawless aesthetic while adding plush carpets for maximum comfort. The principal and second bedrooms also benefit from built-in wardrobes, as well as the luxury of having their own contemporary en-suite shower room. There is further storage on the landing and access to a partially-floored attic. A three-piece family bathroom finishes the home, coming fitted with a double-ended bath and handheld shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a neat front garden, a monoblock driveway, and an integrated garage. In addition, there is a family-friendly rear garden that is enclosed by a high fence. Predominantly occupied by a large lawn, it is perfect for summer entertaining, especially with its sunny aspect and decked area. Extras: all fitted floor and window coverings, light fittings, and integrated appliances (double oven, gas hob, slimline extractor, fridge/freezer, and dishwasher), an undercounter washing machine, and a tumble dryer are included in the sale.







## 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





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
Fax: 01620 824 671

DX540733 Haddington

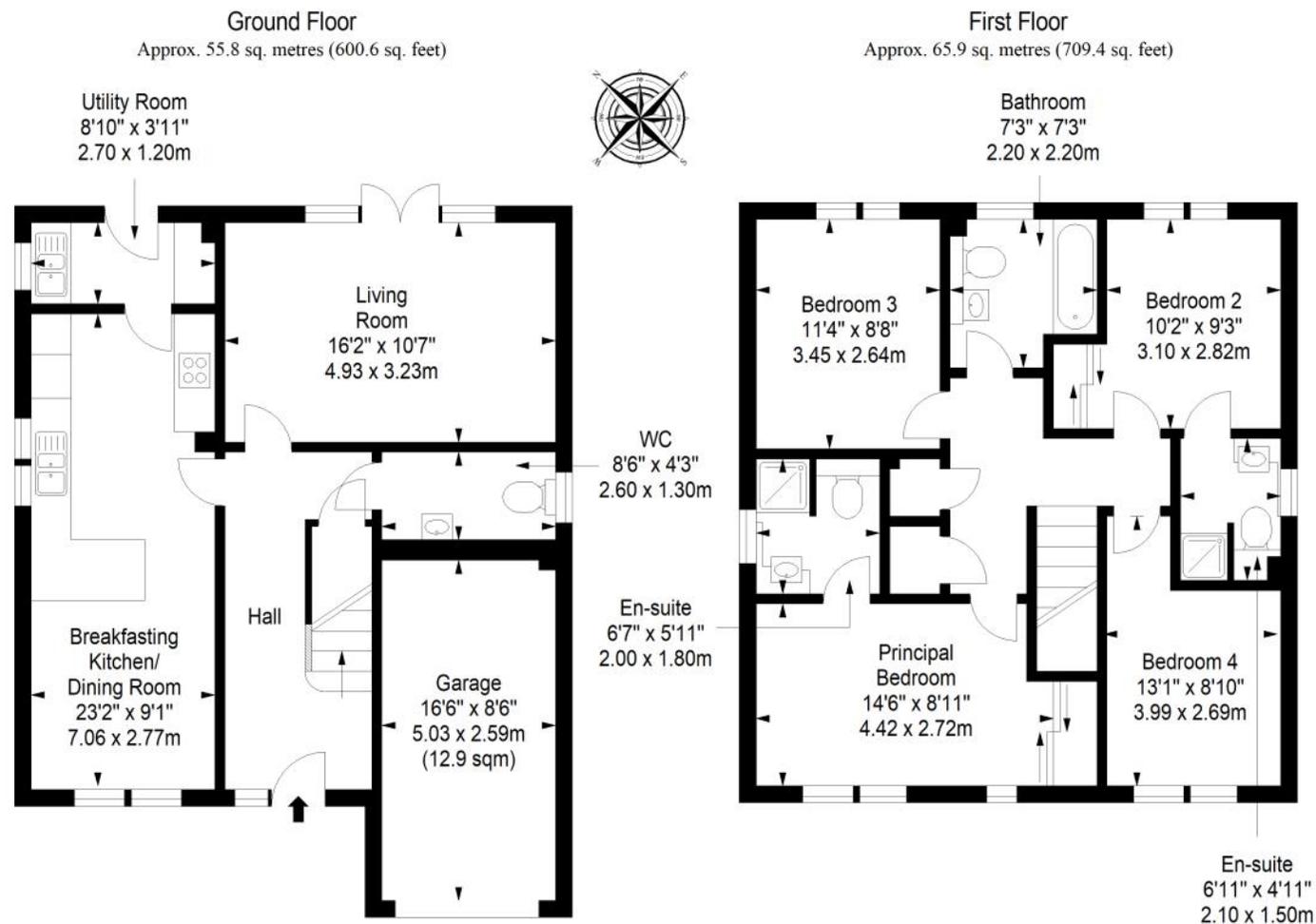
**espc**

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



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)