



GARDEN STIRLING BURNET

4 JOHN MUIR ROAD
DUNBAR, EAST LoTHIAN, EH42 1GB



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This four-bedroom detached house is an exceptionally spacious and functional modern family home enjoying a peaceful residential setting in desirable Dunbar, close to the A1 and supermarket shopping, with schools, the town centre, train station, and beach all just a short drive away. The property offers tasteful interiors with multiple living areas and well-equipped bathrooms, complemented by solar panels, a delightful enclosed garden, and an integral double garage.

A vestibule with storage and a reception hall with a WC provide an inviting introduction to the home. From here, you reach a generous, south-facing living room with stylish wood-look flooring, dual-aspect windows, and a homely living-flame fire. The sociable open-plan breakfasting kitchen and dining room opens onto the garden via a versatile orangery with wood-look flooring. Flooded with natural light, the kitchen is appointed with modern white units, ample workspace including a breakfast bar, and neatly integrated appliances comprising a double oven, microwave, five-ring gas hob with a hood, dishwasher, and space for fridge and freezer. An adjoining utility room has space for a freestanding washing machine and a dryer, and provides practical access to both the garden and garage.

FEATURES

- Spacious and well-presented detached family home
- Vestibule with storage and reception hall with WC
- South-facing living room with living-flame fire
- Sociable open-plan breakfasting kitchen and dining room
- Orangery off the dining room
- South-facing first-floor family room with storage
- Four good-sized bedrooms with storage
- Two four-piece bathrooms (one en-suite to the principal bedroom)
- Utility room off the kitchen with garden and garage access
- Attractive enclosed garden
- Private driveway and integral double garage
- Gas central heating, solar panels, and double glazing





Upstairs, a central landing leads to an additional sun-filled family room, ideal as a den, home office, or gym, and four bedrooms with fitted carpeting and useful storage throughout. Both the principal en-suite bathroom and the family bathroom are equipped with a bath and separate shower. Gas central heating, solar panels, and double glazing ensure year-round comfort and efficiency.

Externally, the enclosed rear garden is an attractive area for outdoor living, with a lawn, seating terrace, and raised beds. A driveway and integral double garage provide ample private parking and valuable additional storage.

Extras: All fitted floor coverings, window coverings, light fittings (excluding the stained glass lamps in the kitchen and bedroom 2) and fixed appliances 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 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.





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HOUSE SALES

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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

