



**26 KIRKWOOD CRESCENT**  
DUNBAR, EAST LoTHIAN, EH42 1FS

2 | 1 | EPC RATING B | COUNCIL TAX BAND C



Set close to green spaces and a local park, this two-bedroom mid-terrace house has an excellent location in sought-after Dunbar. It forms part of a modern development which offers proximity to the surrounding countryside while remaining in easy reach of the spectacular coastline and the town's amenities, schools, and transport links. Furthermore, the south-facing home is brought to market in walk-in condition, boasting an attractive blank canvas and quality finishings, which include a well-appointed kitchen, bathroom, and WC. It also benefits from private parking and a family-friendly garden.

Moving inside, you are warmly greeted by a hall with understairs storage and a WC. Directly ahead is the living/dining room which is fronted by French doors for a seamless connection to the rear garden – perfect for spending time with family and friends in the summer. This reception area maintains the hall's neutral palette, lending it a minimalist-inspired ambience that is easy to dress and style. In the kitchen, modern cabinets in white offer excellent storage, alongside wood-toned worktops. The fashionable design is further enhanced by a full suite of integrated appliances for a cohesive look and smooth finish.

## FEATURES

- A modern mid-terrace house in walk-in condition
- Forms part of a family-friendly development
- Desirable location in the coastal town of Dunbar
- Attractive blank canvas of décor throughout
- Welcoming hall with understairs storage and WC
- Living/dining room with French doors to garden
- Modern kitchen with integrated appliances
- Two double bedrooms (one with wardrobe)
- Three-piece bathroom with overhead shower
- Well-kept, fully-enclosed rear garden
- Private parking space to the front
- Gas central heating and double-glazed windows





Upstairs, the two double bedrooms both enjoy neutral styling and plush carpets for optimal comfort. The principal bedroom has a built-in wardrobe and garden views, while the second bedroom (with a light-blue accent wall) is to the south-facing front. A three-piece bathroom with an overhead shower completes the interiors. Gas central heating and double glazing ensure year-round comfort.

Outside, the rear garden is enclosed by a high wall, enjoying a neat lawn and paving which leads to a patio area. It is a lovely setting for children and summer dining. To the front, there is also a private parking space.

Extras: all fitted floor coverings, the kitchen blind, light fittings, and integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be 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, at primary and secondary level in both the public and private sector, with the independent 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. 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

