



GARDEN STIRLING BURNET

5 BEACHMONT PLACE, DUNBAR
EAST LoTHIAN EH42 1YD



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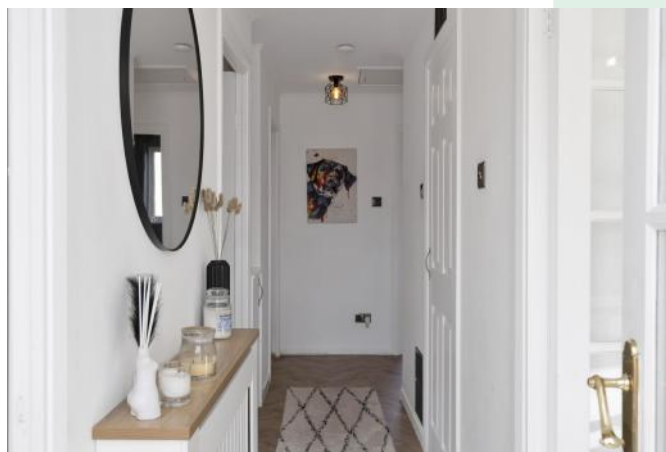
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Quietly positioned within an established residential cul-de-sac in sought-after Dunbar, this detached bungalow offers an immaculately presented home with three bedrooms, generous living space, a private rear garden, and a detached garage. Bright, modern interiors are complemented by tasteful neutral décor throughout, creating an appealing home for a wide range of buyers, from young families to downsizers. The property enjoys a peaceful setting within easy reach of Dunbar's excellent local amenities, schools, rail links, and beautiful coastline.

A vestibule opens into a welcoming hall with useful built-in storage. To the front, the dual-aspect sitting and dining room is flooded with natural light from a large picture window and offers excellent proportions for both relaxation and entertaining. Warm wood-toned flooring and crisp white décor enhance the room's bright and inviting atmosphere, whilst there is ample space for a large dining table beside a second window overlooking the rear garden. The adjoining kitchen has been stylishly upgraded with contemporary dark cabinetry, marble-inspired worktops, and integrated appliances, whilst a glazed door opens directly onto the rear garden.

FEATURES

- Three-bedroom detached bungalow
- Quiet residential location in sought-after coastal Dunbar
- Close to the harbour, High Street, beach, and rail links
- Bright and spacious living/dining room
- Stylishly upgraded contemporary kitchen
- Principal bedroom with en-suite WC
- Two further double bedrooms
- Modern family bathroom with rainfall shower
- Gas central heating and full double glazing
- Neatly maintained front garden
- Enclosed rear garden with lawn and patio areas
- Detached garage and private driveway





The principal bedroom is a particularly generous double with fitted storage and an en-suite WC. Two further bedrooms provide flexibility for family life, guests, or home working, with one currently arranged as a nursery and another as a study. A sleek family bathroom completes the accommodation, fitted with a bath, overhead rainfall shower, and contemporary vanity storage. Gas central heating and full double glazing ensure that the home is warm and energy efficient all year round.

Outside, the property enjoys neatly maintained gardens to the front and rear. The enclosed rear garden combines lawn and patio areas for easy outdoor living, whilst a detached garage and private driveway provide excellent parking and storage.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include oven, electric hob and fridge-freezer. Freestanding appliances include dishwasher, washing machine and tumble dryer.







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

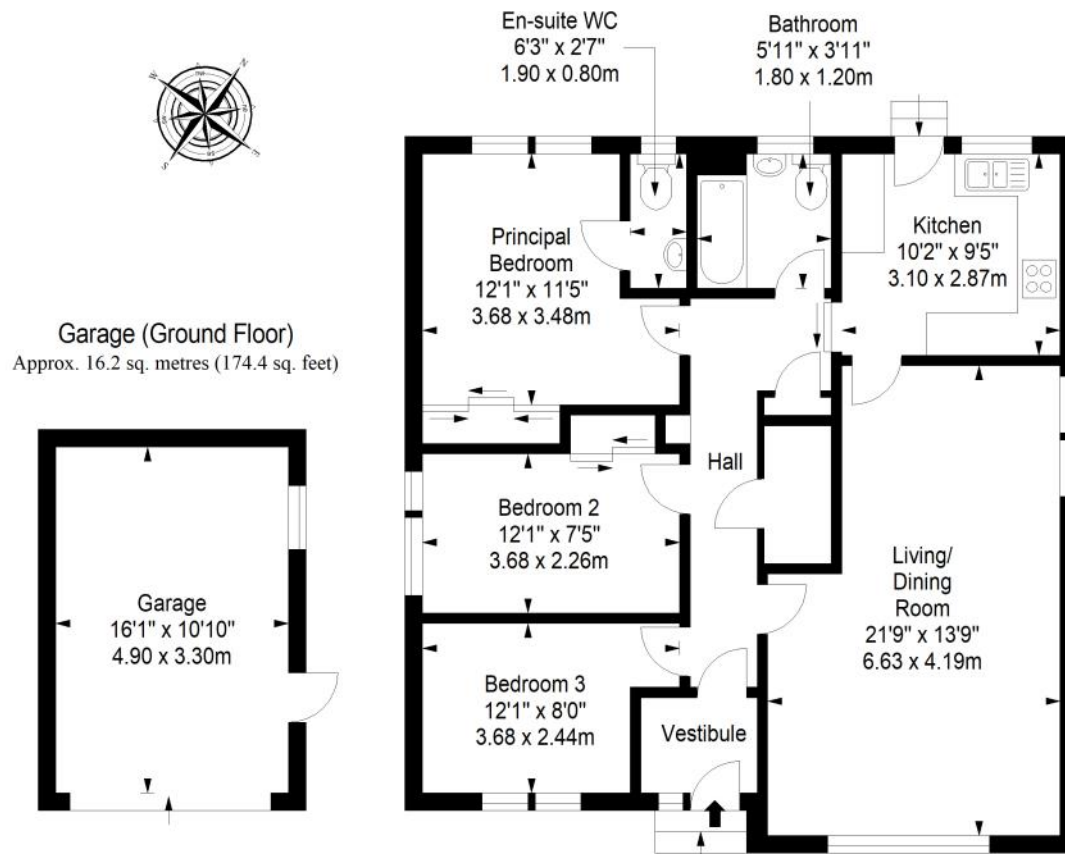
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

Ground Floor

Approx. 84.4 sq. metres (908.5 sq. feet)



Total area: approx. 84.4 sq. metres (908.5 sq. feet)