



GARDEN STIRLING BURNET

**11 PARSONSPOOL**  
DUNBAR, EAST LoTHIAN, EH42 1JN



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Located in the heart of Dunbar within easy reach of the town's harbour and beaches, this three-bedroom main-door upper flat has a desirable setting that offers an attractive coastal lifestyle. It further boasts bright and spacious interiors which are presented in light hues, as well as excellent storage, private parking, and a generous garden. A modern kitchen and bathroom add to its appeal, altogether ensuring a wonderful home suited to families, commuting professionals, and first-time buyers alike.

The flat's private front door opens to a naturally-lit staircase (with storage) leading up to the bright first-floor hall where there is further storage for added practicality. Directly ahead is the living/dining room. Here, a neutral backdrop is textured by a subtle accent wall, creating an elegant and homely environment for daily use. Twin windows bathe the room in natural light, while a handsome fireplace provides a cosy focal point for arranging furniture around. A handy cupboard provides on-hand storage. Sat adjacent, the breakfasting kitchen has a popular design, pairing cream-coloured cabinetry with wood-toned worktops. The well-appointed space has room for a breakfast table, coming complete with an integrated oven and electric hob. A washing machine is also included.

## FEATURES

- A spacious upper flat with attractive interiors
- Situated in the heart of Dunbar
- Private main-door entrance
- Upper hall with generous storage
- Elegant living/dining room with a fireplace
- Well-appointed breakfasting kitchen
- Three double bedrooms with storage
- Modern bathroom with overhead shower
- Private attic for further storage
- Private rear garden that is enclosed
- Private driveway for off-street parking
- Gas central heating and double glazing





Located throughout the home are three spacious double bedrooms, supplemented by built-in storage. Each room is attractively presented in light hues, with the principal and third bedrooms enjoying soft carpets. The second bedroom has a wood-style floor, lending it the flexibility to be used as a dedicated dining room, if preferred. Completing the interiors is a modern three-piece bathroom which features a storage and counter-set WC suite and a double-ended (P-shaped) bath with an overhead shower. The property has gas central heating and double glazing for year-round comfort, as well as a private attic for further storage. Outside, the home has private driveway for off-street parking and a private rear garden, which is fully enclosed and laid with paving for ease of maintenance. The garden is a generous space that is perfect for summer barbecues.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a 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





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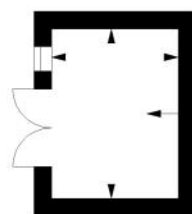
#### HOUSE SALES

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.

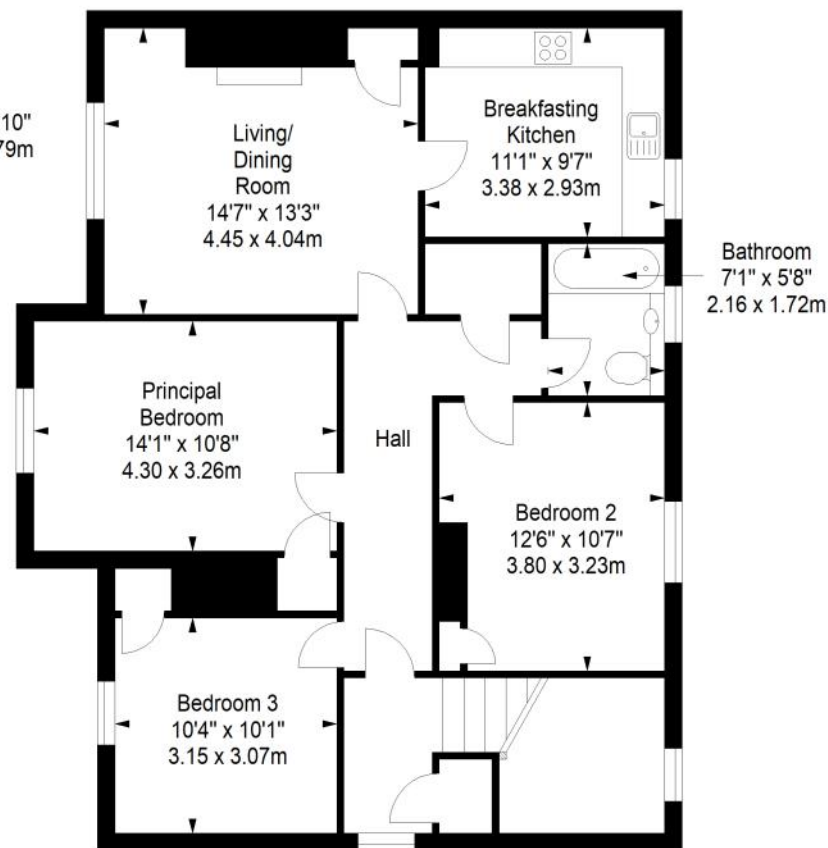
## FLOORPLAN

**Shed (Ground Floor)**  
Approx. 4.3 sq. metres (46.3 sq. feet)

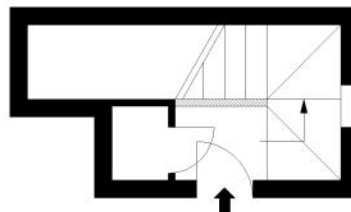


Shed  
7'10" x 5'10"  
2.38 x 1.79m

**First Floor**  
Approx. 92.0 sq. metres (990.3 sq. feet)



**Ground Floor**  
Approx. 8.4 sq. metres (90.4 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 sq. feet)