



GARDEN STIRLING BURNET

7 KIRKWOOD CRESCENT
DUNBAR, EAST LoTHIAN, EH42 1FS



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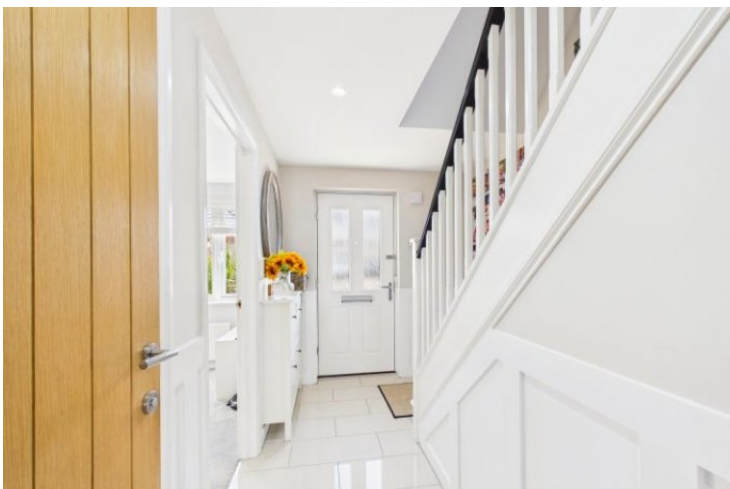
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PROPERTY SUMMARY



Welcome to an immaculate and stylishly presented contemporary detached house in Dunbar, offering generous family accommodation with open-flow interiors, as well as landscaped gardens and off-road parking.

The tastefully upgraded property boasts an exceptional open-plan reception room with a living room and state-of-the-art dining kitchen (with French doors to the garden), which flows into a family/TV snug. Behind the gloss units, the kitchen hides an impressive range of integrated appliances, framed by outstanding worktop space and storage. The first floor houses three generous double bedrooms (the principal is en-suite) and a fourth smaller bedroom, all serviced by a contemporary family bathroom. A home office and WC is conveniently situated on the ground floor.







Stylish, contemporary family living with a superb open-plan design.

FEATURES

- Contemporary detached house in Dunbar
- Bright entrance hall with staircase and storage
- Tasteful interior design throughout
- Superb open-plan living room with feature fireplace and French doors to the garden
- Designer, fully integrated kitchen with dining area
- Home office/Bedroom 5 on the ground floor
- Principal bedroom with en-suite shower room
- Attractive ground-floor WC
- Private gardens with the rear garden fully enclosed and beautifully landscaped
- Private drive affording off-street parking
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



The first floor offers four well-proportioned bedrooms, with a home office/bedroom 5 on the ground floor.





Outside you will find a private front and rear garden, with the latter being fully enclosed and landscaped to incorporate a decked terrace with pergola. A large private driveway affords private off-road parking to the front of the house.

Extras: all fitted floorcoverings, light fittings and integrated appliances are included in the sale.





DUNBAR, East Lothian

Dunbar is 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.





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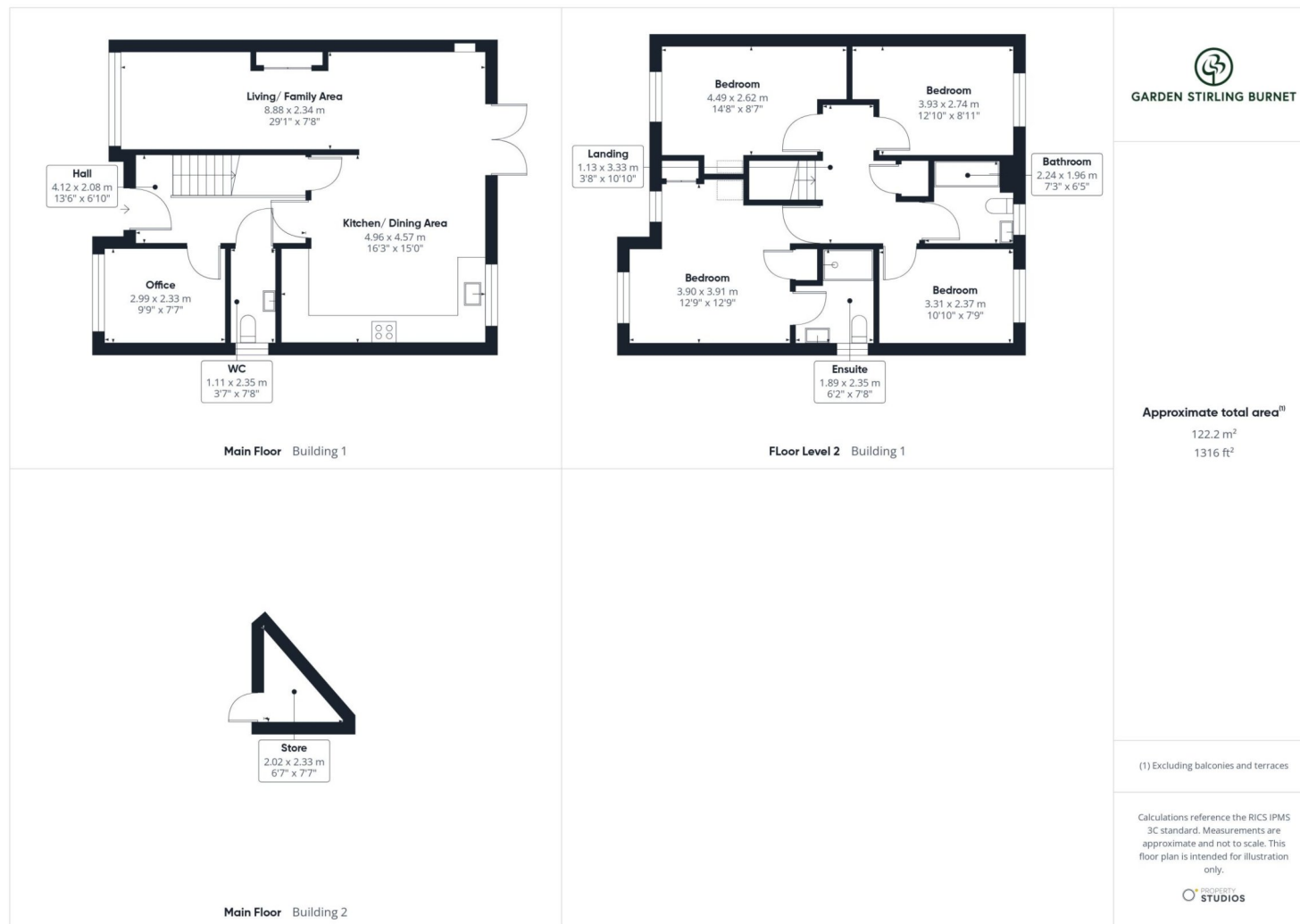


HOUSE SALES

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



EPC
RATING

TB

COUNCIL
TAX BAND

TB