



GARDEN STIRLING BURNET

1 VICTOR, DUNBAR
EAST LOTHIAN EH42 1ET



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Located within the Dunbar Conservation Area and just minutes from the picturesque harbour, vibrant High Street, railway station, and beautiful East Beach, this charming two-bedroom main door flat offers a stylish coastal home in the heart of the town. The property is presented in excellent decorative order throughout, with warm neutral interiors, contemporary fittings, and a bright, inviting atmosphere enhanced by skylights and a south-facing aspect to the rear. Offering flexible accommodation that will appeal to first-time buyers, downsizers, professionals, or holiday-let investors, the home also benefits from a private patio courtyard and unrestricted on-street parking nearby.

The front door opens into a welcoming hall with attractive wood-toned flooring and useful built-in storage. From here, the home flows into an impressive open-plan living and dining kitchen, creating a sociable everyday living space. The kitchen is fitted with contemporary white cabinets and wood-inspired worktops, alongside room for seated dining. Open access leads naturally into the living area, where skylights and glazed doors to the patio maximise the light, whilst neutral décor and wood-toned flooring add to the home's relaxed, modern feel.

FEATURES

- Two-bedroom ground floor flat with main entrance
- Desirable coastal setting in Dunbar
- Close to the harbour, High Street, beach, and rail links
- Bright open-plan living room and dining kitchen
- Dining kitchen with integrated appliances
- Skylit living area with glazed doors to the rear patio
- Principal bedroom with patio access
- Versatile second bedroom/sitting room with a fitted window seat
- Modern shower room with a large enclosure and vanity storage
- Utility room giving storage and a location for laundry
- Gas central heating and partial double glazing
- Private enclosed south-facing patio courtyard
- Unrestricted on-street parking available nearby





The principal bedroom is quietly positioned at the rear of the property and benefits from fitted mirrored wardrobes, soft neutral décor and direct access to the patio. The second bedroom is equally versatile and currently arranged as a comfortable sitting room, complete with a built-in window seat and fitted wardrobes, making it ideal as a guest bedroom, snug, or home office. A modern shower room completes the accommodation, featuring a large shower enclosure and vanity storage. Gas central heating and partial double glazing ensure year-round comfort and efficiency.

Outside, the private enclosed patio courtyard provides an attractive, low-maintenance space for outdoor seating and summer dining. Unrestricted on-street parking is available to the front of the property and on surrounding streets.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Appliances include integrated oven and hob and freestanding fridge-freezer, dishwasher and washing machine.







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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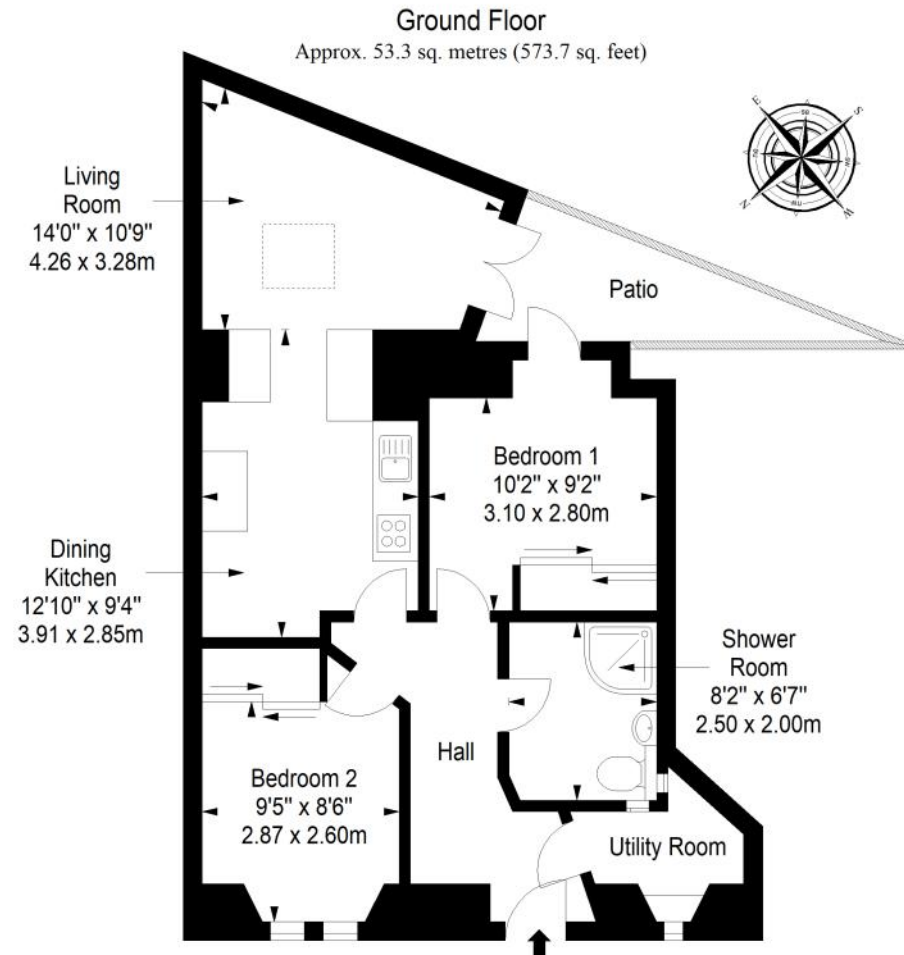


HOUSE SALES

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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



Total area: approx. 53.3 sq. metres (573.7 sq. feet)