



GARDEN STIRLING BURNET

23 BEACHMONT COURT
DUNBAR, EAST LoTHIAN, EH42 1YF



3



3



2

PROPERTY SUMMARY



This stylishly presented and thoughtfully extended three-bedroom bungalow offers generous, all-on-one-level accommodation in a peaceful residential setting within coastal Dunbar. Set behind a neat front garden with a private driveway leading to a detached garage, the home pairs practical and versatile living spaces with a wonderful open flow. A welcoming vestibule and hall introduce a bright living room, a separate dining room and a light-filled sunroom, creating excellent flexibility for relaxing, entertaining and everyday family life. The sleek, contemporary kitchen features gloss cabinetry, ample worktop space, a breakfasting nook, neatly integrated appliances, and an open connection to the sunroom. Three bedrooms are served by two shower rooms, including an en-suite. Outside, the property benefits from sunny, landscaped private gardens, and private parking for multiple vehicles. The town's beaches, amenities, schools, station and A1 links are all within easy reach. Extras: All fitted floor coverings, blinds, light fittings and integrated appliances are included in the sale.





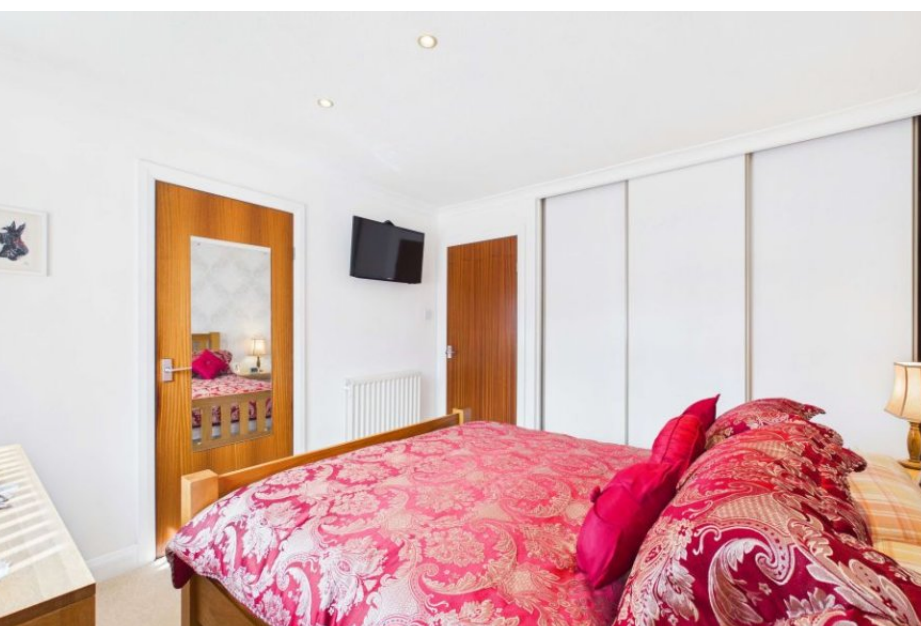
"Thoughtfully extended and stylishly presented home, with delightful gardens set in the coastal town of Dunbar"

FEATURES

- Deceptively spacious and beautifully presented modern bungalow
- Sought-after setting in coastal Dunbar
- Bright living room with fireplace
- Separate, formal dining room
- Light-filled sunroom/lounge with French doors to the garden and semi-open plan to kitchen
- Sleek gloss kitchen with integrated appliances
- Three bedrooms, two with built-in wardrobes
- Contemporary en-suite shower room and second separate shower room
- Delightful private gardens to the front and rear
- Private driveway and detached garage
- Gas central heating and double glazing

23 BEACHMONT COURT

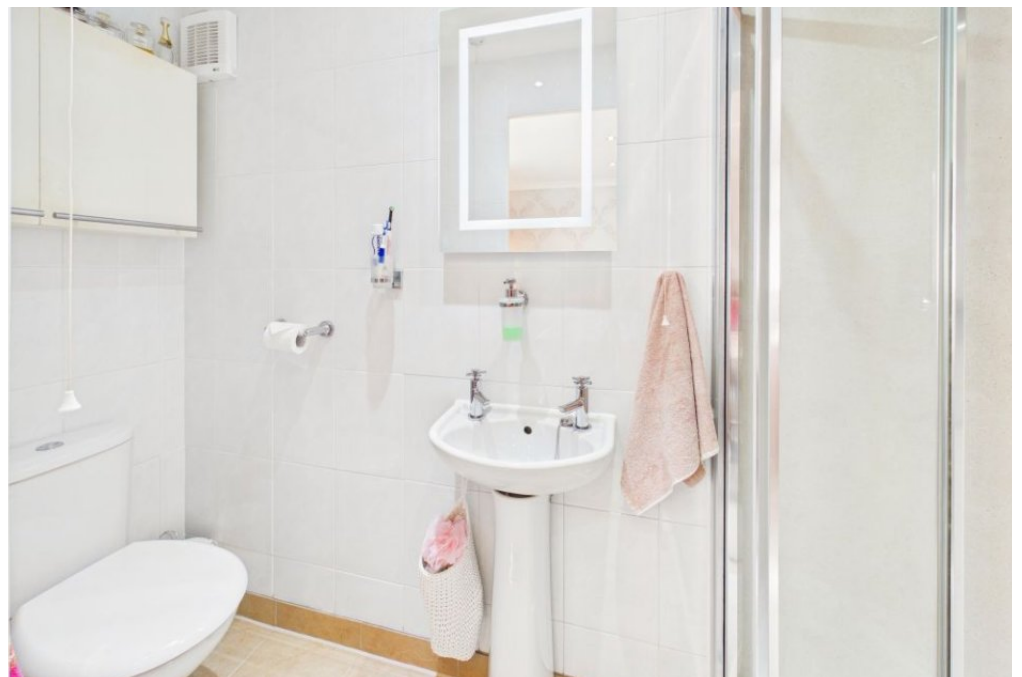
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CLICK HERE
for a virtual tour of the property



"The 3 bedrooms (2 with wardrobes)
are served by 2 shower rooms,
including an en-suite"





DUNBAR, East Lothian

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, 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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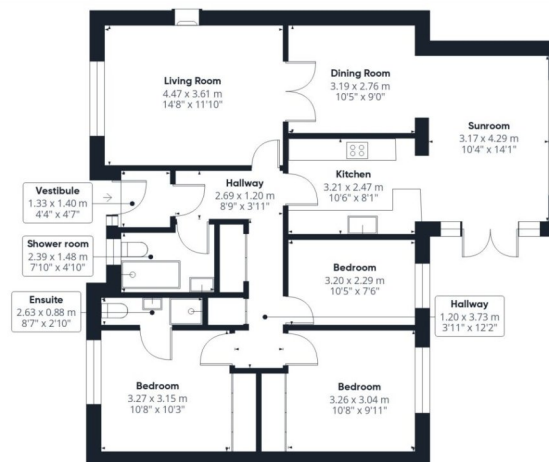


HOUSE SALES

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



Main Floor Building 1



Main Floor Building 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

112.8 m²
1214 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



EPC
RATING

C

COUNCIL
TAX BAND

E