



GARDEN STIRLING BURNET

1 LESLIE WAY

Dunbar | East Lothian | EH42 1GP





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A vibrant town on the breath-taking East Lothian coast



Welcome to 1 Leslie Way

A SPACIOUS MODERN DETACHED HOME



With stylish interiors and an idyllic enclosed garden, complemented by excellent private parking, this modern detached home offers five bedrooms, two bathrooms, and a guest WC, and is quietly positioned within sought-after Dunbar. It presents an excellent opportunity for families seeking a peaceful yet well-connected coastal lifestyle, within walking distance of the town centre, schooling, and the train station (with services to Edinburgh in approximately 20 minutes), and just a short drive from the beach.

GENERAL FEATURES

- Quiet yet convenient setting in coastal Dunbar
- Within walking distance of schools and the train station
- Spacious modern detached home on a corner plot
- Stylish, versatile interiors well suited to family living
- EPC rating - C

ACCOMODATION FEATURES

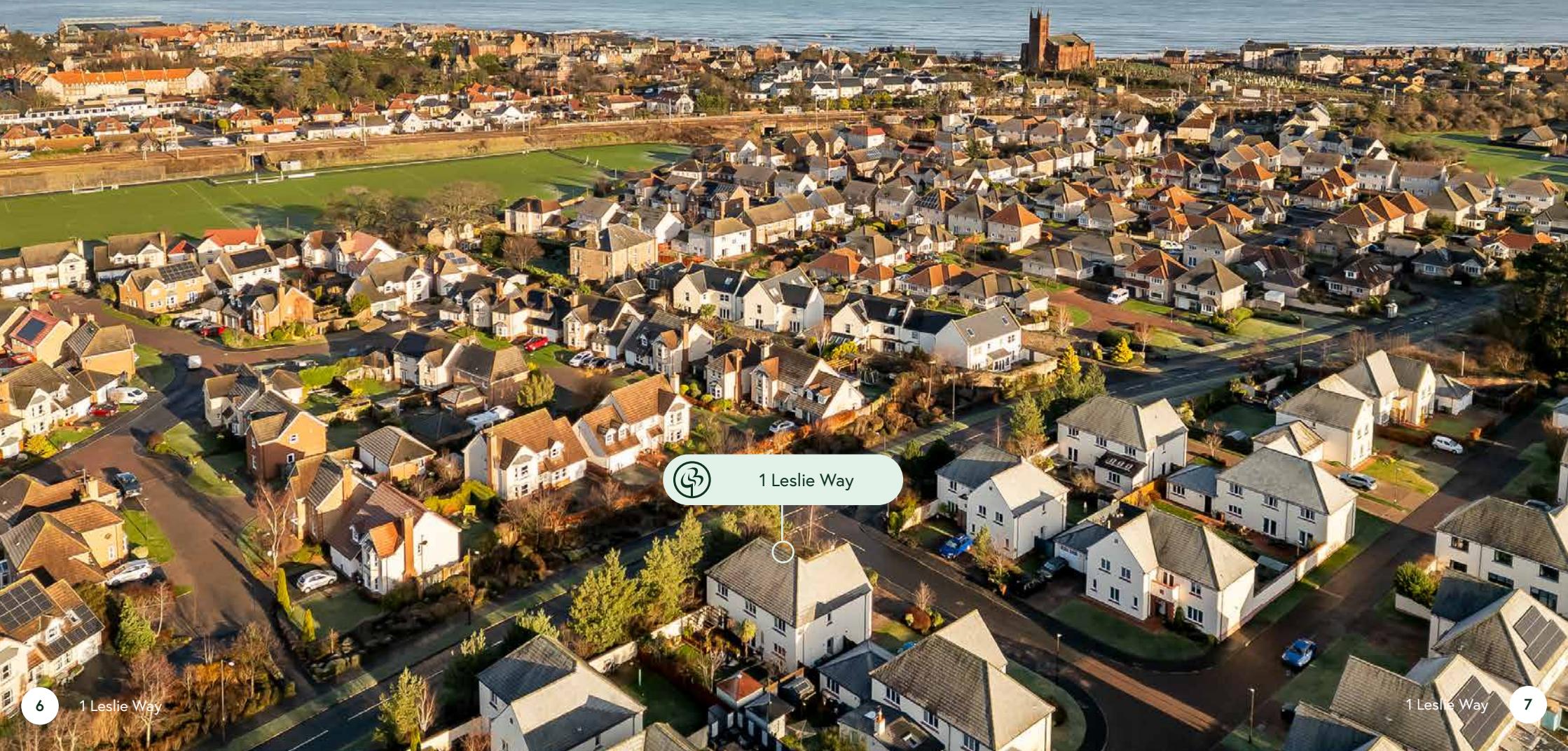
- Naturally lit reception hall with guest WC and cloakroom
- Generous dual-aspect living room with garden access and living-flame fire
- Bright dining kitchen open to a snug, with garden access
- Principal suite with fitted wardrobes and a well-appointed en-suite bathroom
- Four further well-proportioned bedrooms (one with fitted wardrobes; one ideal as a study)
- Bright family bathroom with bath and separate shower enclosure
- Ground-floor fitted utility and boot room with garden and garage access
- Galleried first-floor landing with built-in storage and balcony access
- Floored loft with pull-down ladder access from the main bathroom
- Gas central heating with a new boiler and a hot water tank, full double glazing

EXTERNAL FEATURES

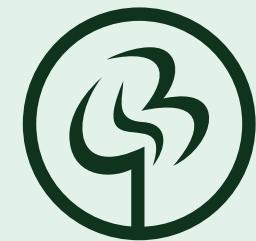
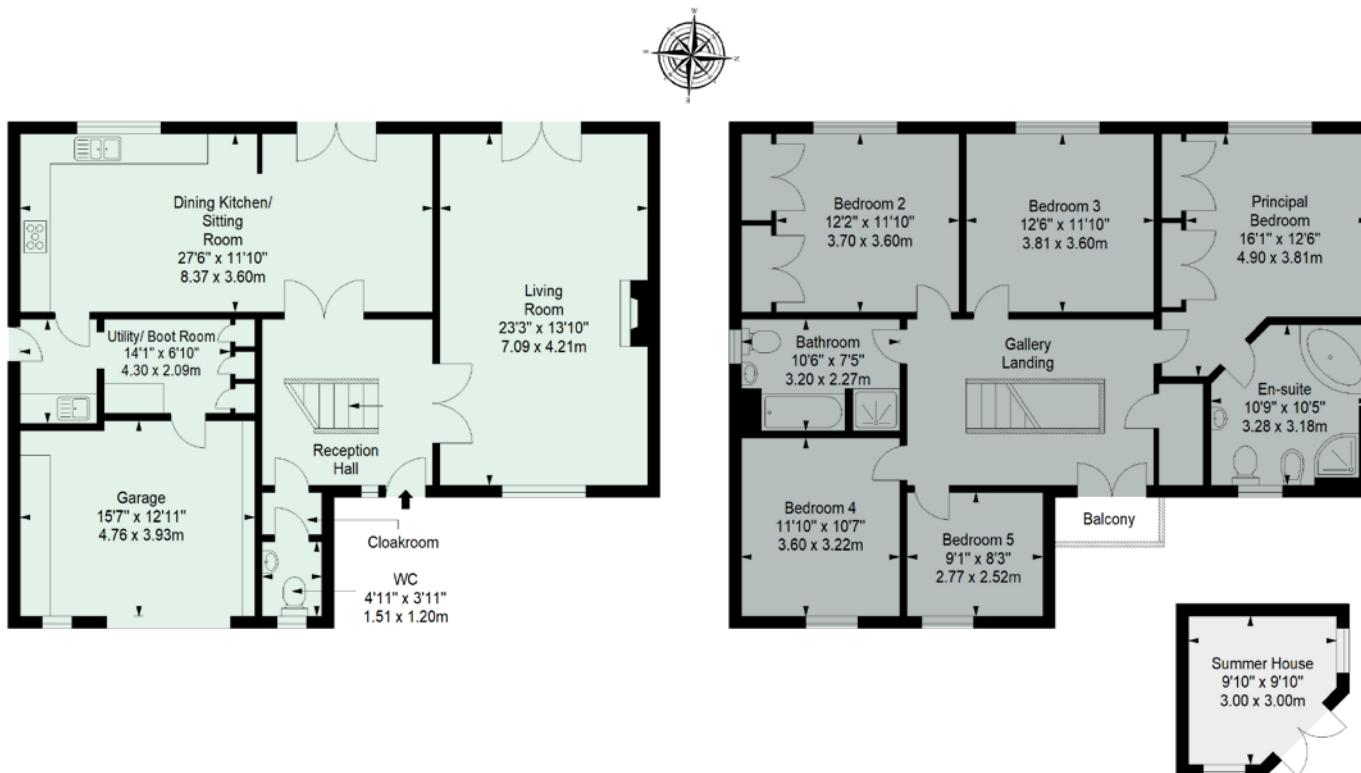
- South and west-facing gardens with leafy borders
- Beautiful enclosed rear garden with a dining terrace and summer house
- Outside tap and external power
- Two-car private driveway with EV charging provision
- Integral single garage for parking and storage

COMFORTABLE FAMILY HOME

Set within a quiet cul-de-sac in a modern residential community, the property occupies a prominent corner plot framed by established greenery. The stone and render façade presents a charming, traditional-inspired exterior, with a private driveway, EV charging provision, and an integral garage providing convenient off-street parking.



1 Leslie Way



PROPERTY NAME

1 Leslie Way

LOCATION

Dunbar, EH42 1GP

APPROXIMATE TOTAL AREA:

212.6 sq. metres (2288.4 sq. feet)

KEY

GROUND-FLOOR

FIRST-FLOOR

SUMMER HOUSE

The floorplan is for illustrative purposes.
All sizes are approximate.

INVITING RECEPTION HALL



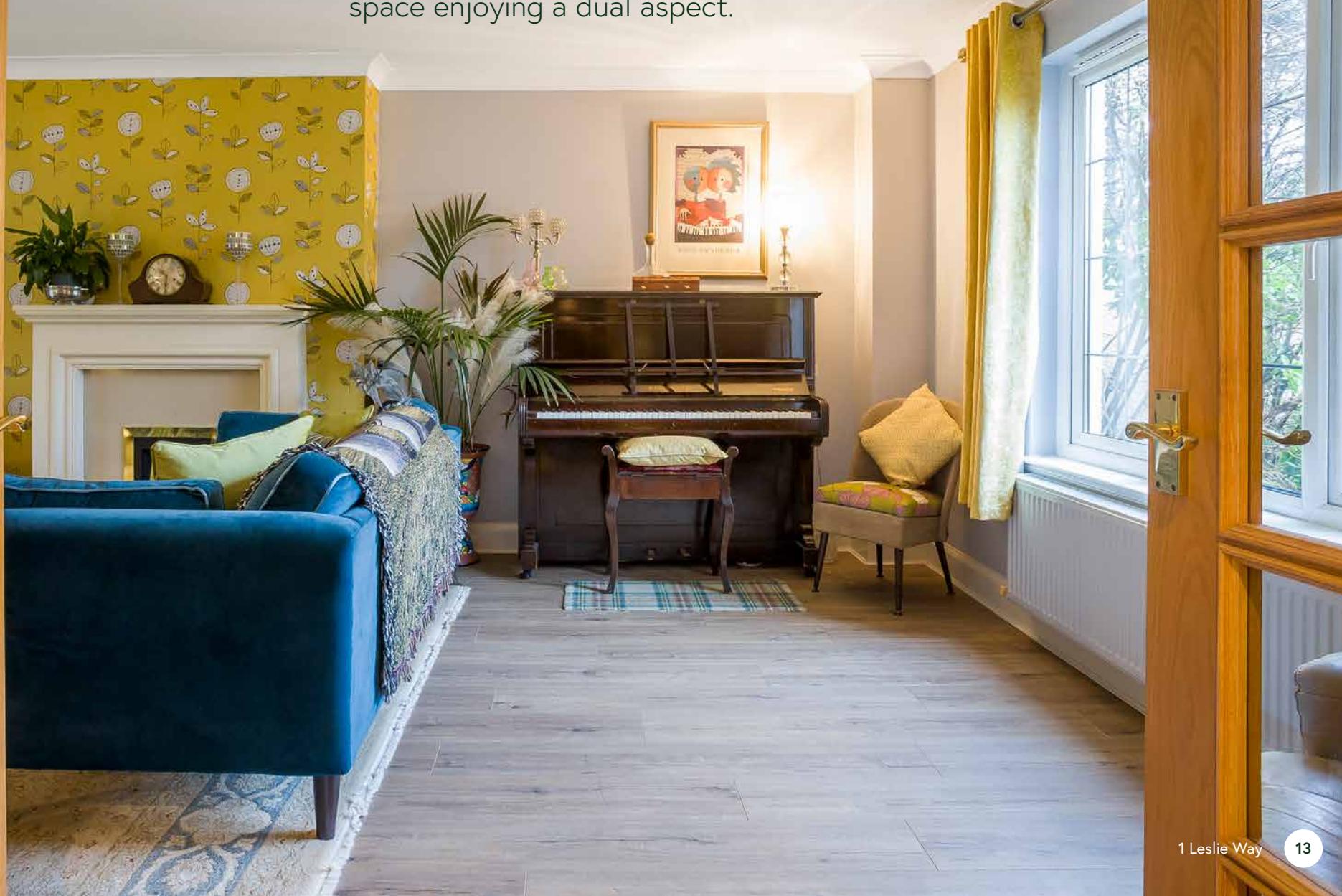
with guest WC
and cloakroom

Flooded with natural light and finished in understated neutral and wood tones, the reception hall creates an immediate sense of space and warmth.

A tartan-carpeted central staircase forms a striking focal point, whilst a cloakroom and guest WC add everyday practicality.

LIGHT-FILLED LIVING ROOM

Double doors from the hall lead into the generous living room, a well-proportioned space enjoying a dual aspect.



GARDEN ACCESS

and living-flame fire



French doors open directly onto the rear garden, while oak-inspired flooring and a bold botanical feature wall lend warmth and character. A living-flame fire provides a cosy centrepiece, and the room comfortably accommodates multiple seating arrangements.



SOCIAL KITCHEN

with space for relaxation and dining



Set to the rear of the ground floor, the expansive dining kitchen forms the social heart of the home, with French doors opening onto the garden. It is attractively appointed with classic ivory shaker-style cabinetry, solid oak worktops, and blue tiled splashbacks beneath a wide window.

Integrated appliances include a dishwasher, double oven, induction hob with chimney-style hood, and a freestanding Samsung American-style fridge freezer. A large adjoining utility/boot room provides fitted storage, a ceiling-mounted clothes pulley, and an undercounter Bosch washing machine, with access to the garden and integral garage.



A generous dining area flows into a distinct sitting/snug zone, perfect for everyday living and entertaining.





LUXURIOUS PRINCIPAL SUITE



The principal bedroom is a spacious and restful retreat, featuring fitted wardrobes and a bright en-suite bathroom, tiled and well-appointed with a corner bath, separate shower, bidet, and heated towel rail.



**"A SPACIOUS AND
RESTFUL RETREAT"**





FOUR FURTHER BEDROOMS

Four additional bedrooms are arranged around a bright galleried landing, which enjoys access to a small balcony. They comprise three comfortable doubles (one with two fitted wardrobes) and a single bedroom or quiet study, all softly carpeted and finished in the same calming décor found throughout the home.



FAMILY BATHROOM



In addition to the guest WC and en-suite bathroom, a bright, fully tiled family bathroom completes the upstairs, fitted with a bath and separate shower.

For optimal efficiency, there is a new boiler and a hot water tank, as well as double glazing throughout.

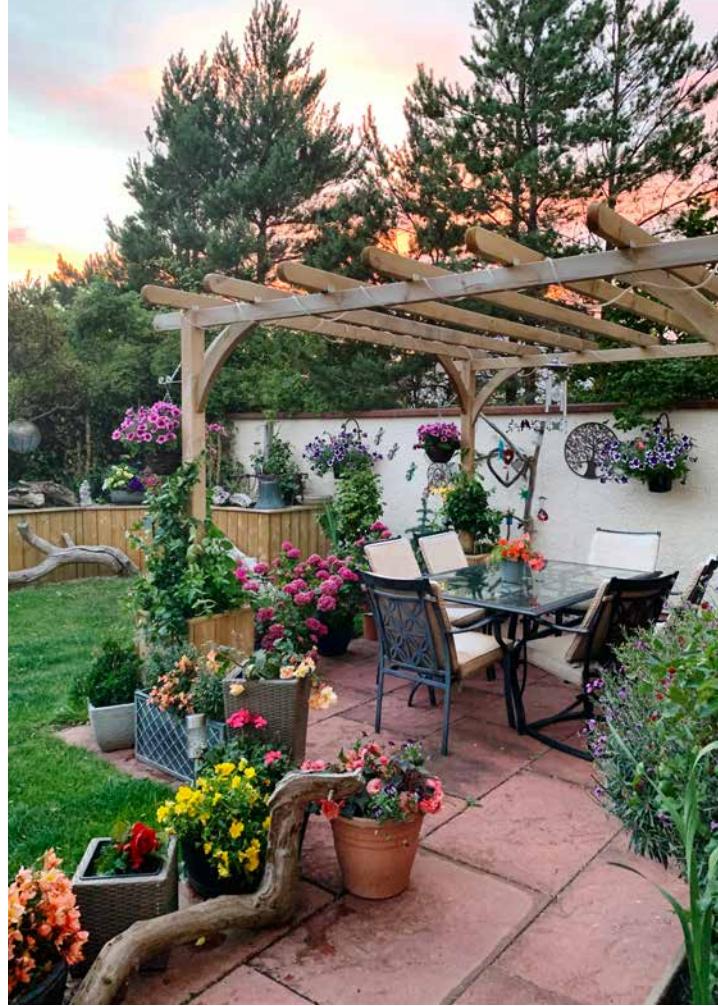


BEAUTIFUL ENCLOSED GARDEN

with a dining terrace and summer house

The home's sunny, leafy gardens are fully enclosed to the rear, creating a safe and private outdoor space. The rear garden features a neat lawn framed by colourful borders, mature planting, and established trees.

A pergola-covered suntrap terrace forms a defined outdoor room for dining and relaxation, while a summer house provides a sheltered space for hobbies or quiet enjoyment.

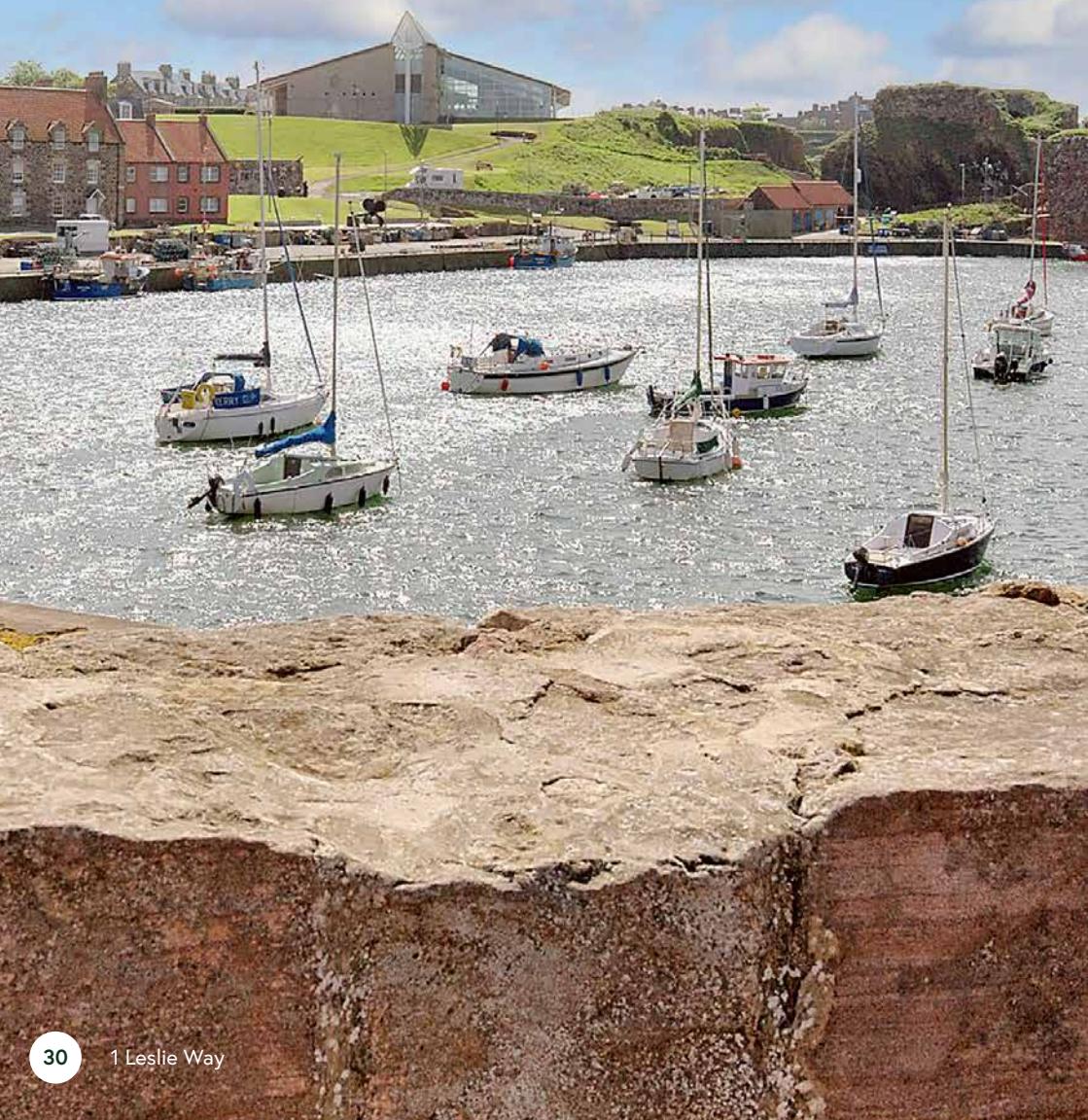


To the front of the house, a paved two-car driveway with EV charging provision leads to a large garage with single door access for parking and storage.

Extras: All fitted flooring, blinds, light fittings, and integrated/freestanding appliances are included in the sale. Bedroom 5 bookcase and the piano can also be included. Curtains and other furniture available by separate negotiation.

DUNBAR

"The town boasts a lively High Street with award-winning shops..."



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 private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



GARDEN STIRLING BURNET

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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.