



A superb four-bedroom family home in move-in condition



Set within a quiet street in an established modern development in the highly desirable coastal town of Dunbar, this impressive, four-bedroom detached family home enjoys an enviable position overlooking a large open Green - perfect for children to play and families to enjoy. Presented in move-in condition, the property offers bright, spacious and well-planned accommodation throughout. The welcoming entrance hall benefits from excellent storage, while the sunny front-facing lounge enjoys lovely open views across the Green. To the rear, the attractive dining kitchen is flooded with natural light and features modern fitted units, integrated appliances, ample space for family dining, and French doors opening directly into the garden - ideal for everyday family living and entertaining. A convenient WC completes the ground floor accommodation. Upstairs, the generous master bedroom benefits from a stylish en-suite shower room with contemporary tiling, walk-in shower and natural light and ventilation from a window. There are two further double bedrooms, a single bedroom ideal as a nursery, home office or child's room, and a modern family bathroom. The landing also provides useful storage and access to the attic. Externally, the thoughtfully designed rear garden offers an excellent balance of lawn and patio space, along with a garden shed and direct access to the double driveway to the rear, as well as gated access to the front of the property. Further benefits include gas central heating, double glazing and solar panels for improved energy efficiency. This is a fantastic family home in a popular residential setting; early viewing is highly recommended.

Key Features

Entrance hall

Lounge

Dining kitchen

WC

Master bedroom with ensuite shower room

Three further bedrooms

Family bathroom

Gas central heating, double glazing and solar panels

Garden

Driveway for two cars

The common ground in the development is managed by Hacking & Paterson -
approx. £45 a quarter





Dunbar

Dunbar is a vibrant, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. At the heart of the town is the bustling High Street, with a fantastic selection of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians. Excellent facilities such as Dunbar Leisure Centre, with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses are all within walking distance. The popular East Links Family Park, Coast to Coast surf school, and Foxlake Adventures are all a short drive away. Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh. Dunbar Railway Station provides direct routes to Edinburgh and London. There is easy access to the A1 making Edinburgh easily accessible by car, and bus.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, washing machine, fridge freezer and shed are included in the sale (no warranties given). The wardrobes in the bedrooms can be included if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£320,000

EPC Rating

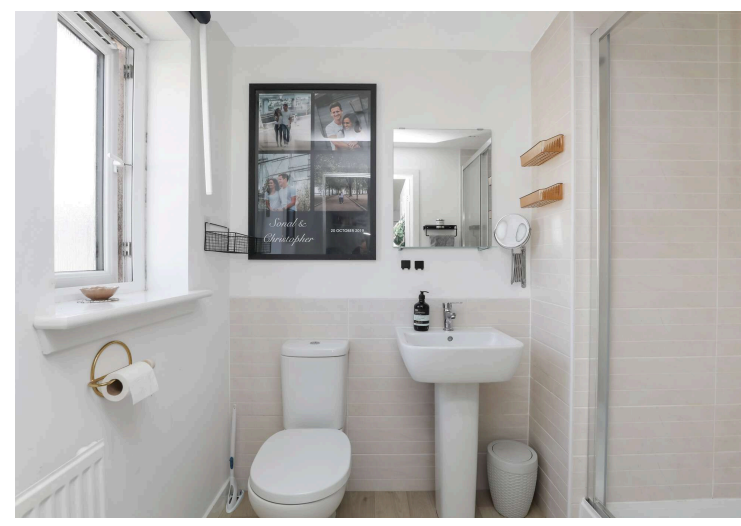
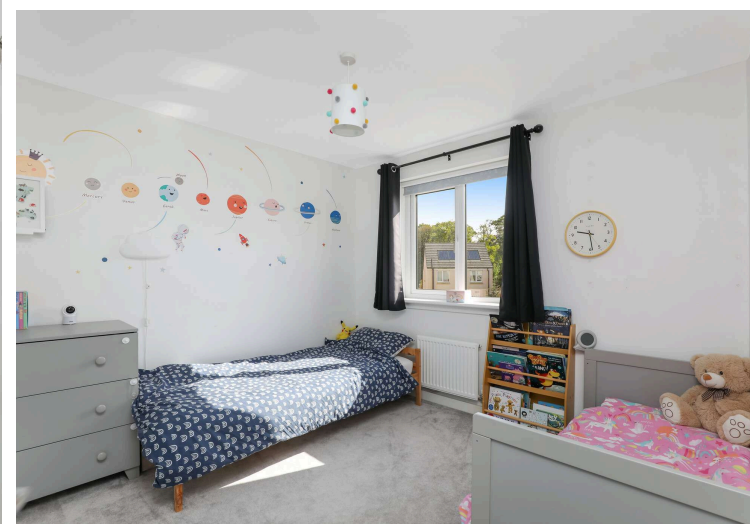
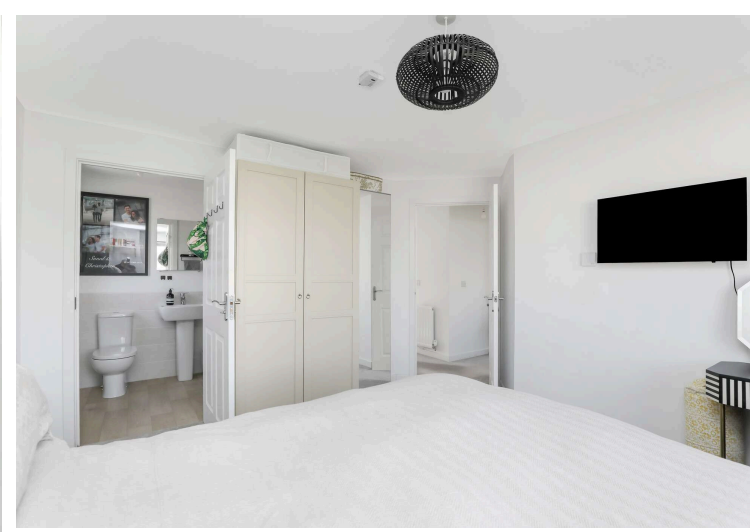
B

Tenure

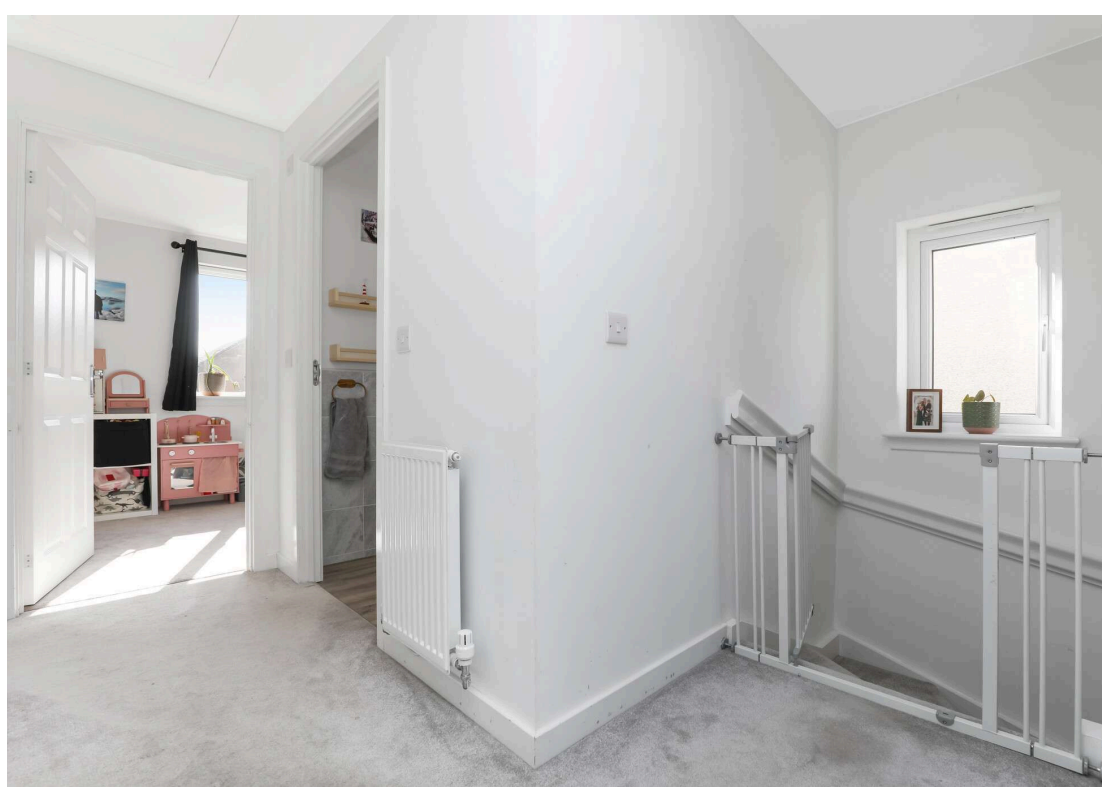
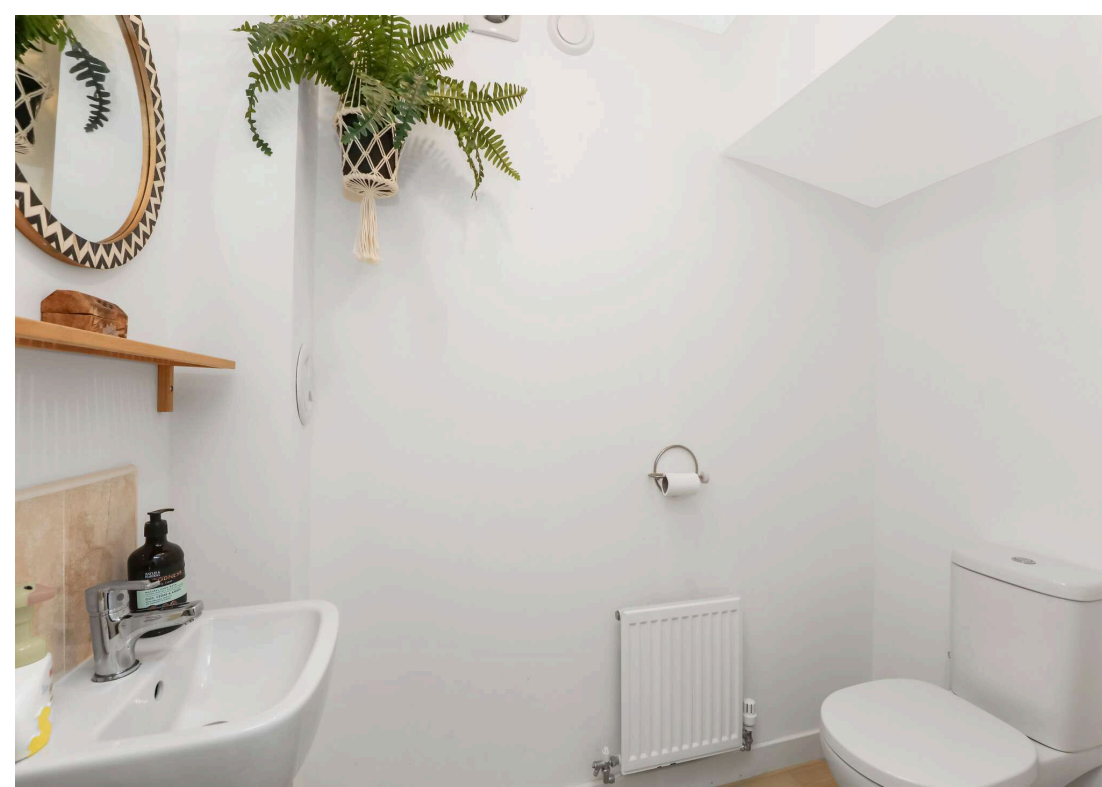
Freehold

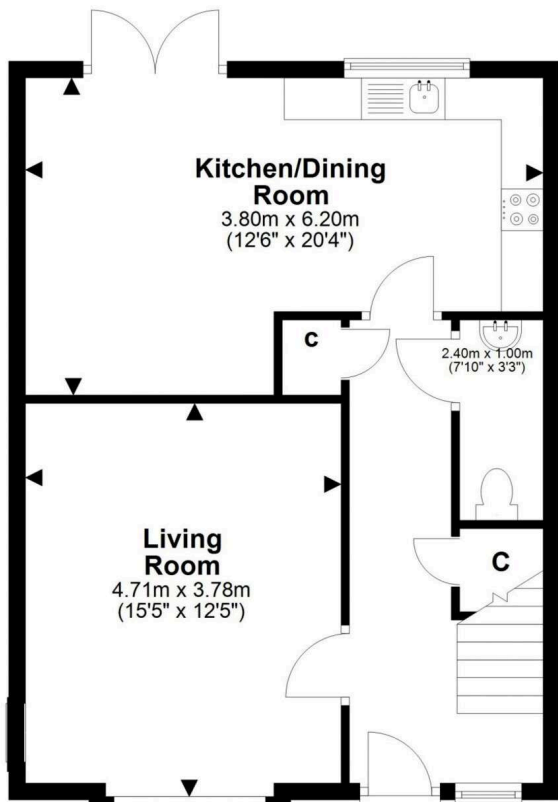




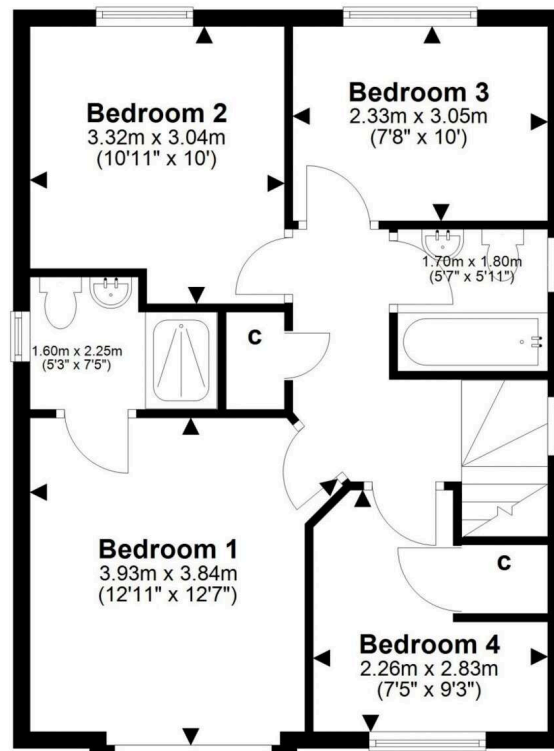








Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.