



GARDEN STIRLING BURNET

34 KIRK PARK
DUNBAR, EAST LOTHIAN, EH42 1BJ



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Introducing an outstanding two-bedroom detached bungalow which is presented in walk-in condition, enjoying stylish modern interiors and neutral decoration finished with a sharp eye for detail. The home further boasts an on-trend kitchen and bathroom (both installed in 2017), private parking, and a suntrap garden. Set on a peaceful cul-de-sac, it also offers a highly desirable coast and country lifestyle in sought-after Dunbar. The stunning local beach is a short stroll away, along with a fine golf course, amenities, schools, and transport links. It is the perfect setting for a wide variety of buyers.

Inside, you are greeted by an entrance hall that offers built-in storage and a beautiful introduction, defined by light neutral tones and engineered oak flooring. The attractive decoration continues into the open-plan kitchen, living and dining room. Here, there is generous floorspace for a wide choice of furnishings that can be neatly zoned to enjoy their own sense of space. Inviting and homely, it is a wonderful reception area that is also brightly illuminated by multi-aspect windows. Adding to the overall aesthetic, the modern kitchen has extra-deep, handle-less cabinets and complementary worktops, providing lots of storage and workspace. It is a sophisticated design, which comes complete with seamlessly integrated appliances.

FEATURES

- Stylish detached bungalow in walk-in condition
- Cul-de-sac setting in the coastal town of Dunbar
- In easy strolling distance of the beach
- Beautiful interior design throughout
- Entrance hall with built-in storage
- Open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Two double bedrooms with built-in wardrobes
- Modern 3pc bathroom with overhead shower
- Neatly-maintained front garden
- Landscaped rear garden with south-facing aspect
- Charming summerhouse
- Private driveway and integrated garage
- Gas central heating and double glazing

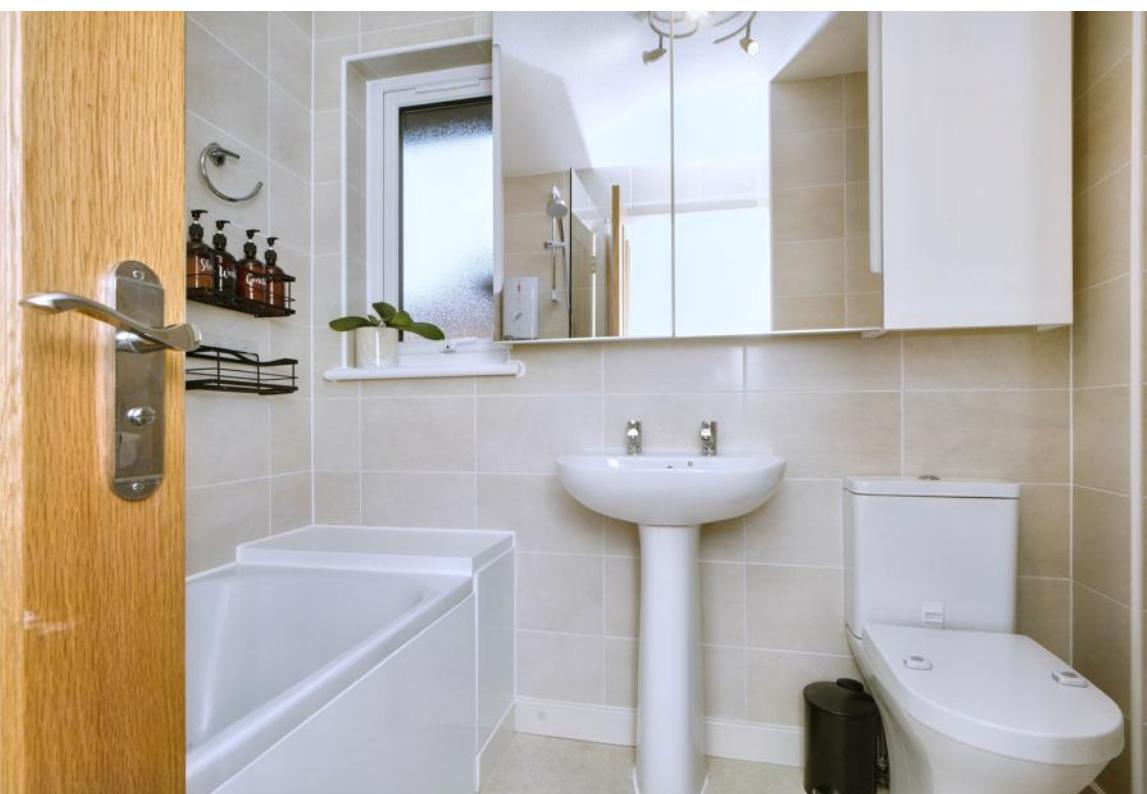




Set side by side, the two double bedrooms are both enhanced by plush carpets for comfort and built-in mirrored wardrobes offering ample clothes storage. The principal bedroom has the slightly larger proportions, whilst the second bedroom offers homeowners additional versatility. Currently it is used as a nursery, yet it could also work equally well as an office (if required). A tiled bathroom finishes the home, providing a modern three-piece suite and overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a neatly-kept front garden and a landscaped rear garden, which features a manicured lawn, designated planting beds, a patio, a timber deck, and a charming summerhouse. Fully enclosed and with a south-facing aspect, the rear garden is made for summer dining. A private driveway and integrated single garage also provide off-street parking for at least three cars. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (induction hob, statement extractor, self-cleaning oven, microwave, fridge/freezer, dishwasher, and washer/dryer) to be included.







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 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: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. 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.



**SCAN HERE
To learn more about Dunbar**





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HOUSE SALES

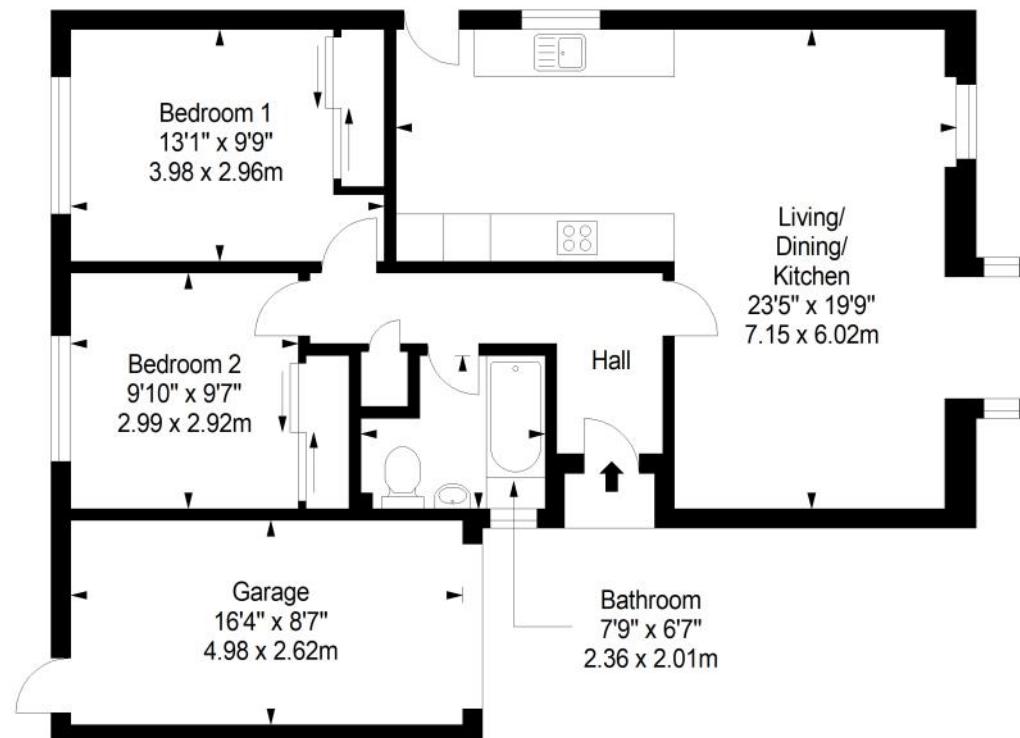
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

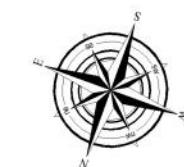
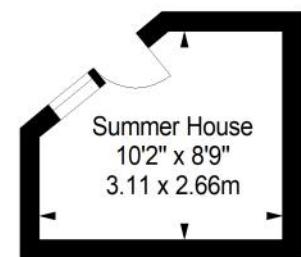
Ground Floor

Approx. 82.4 sq. metres (887.0 sq. feet)



Summer House

Approx. 7.1 sq. metres (76.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 sq. feet)