



20 HOME AVENUE

DUNBAR, EAST LOTHIAN

EH42 1QE

	4 BED
	2 BATH

A four-bedroom, two-bathroom (plus WC) detached house that is part of a modern development in Dunbar, offering contemporary interiors and spacious accommodation, including a large living room, an open-plan kitchen and dining room, well-kept gardens, and a private driveway.



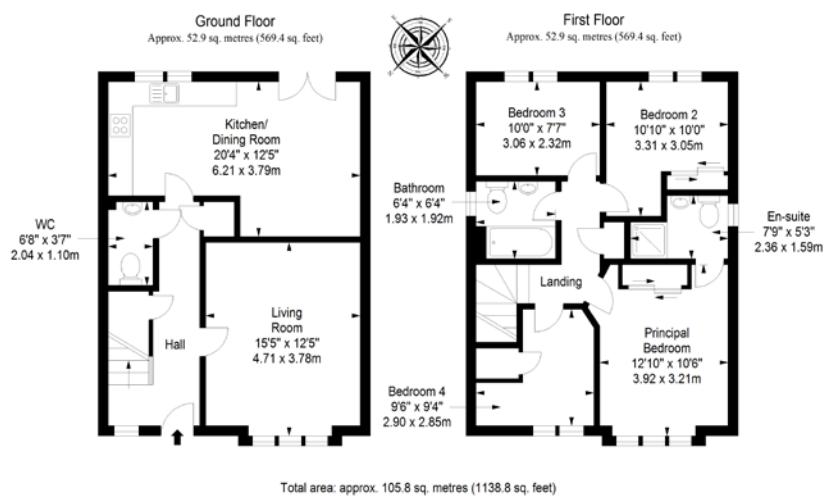
THE PROPERTY

- Enjoying a peaceful cul-de-sac setting in Dunbar, this modern, four-bedroom, detached house is an impressive family home that is brought to market in true move-in condition. It features spacious, light-filled interiors decorated in neutral hues, and further boasts a fully-enclosed rear garden and private driveway. In addition, it is positioned close to transport links, local amenities, and just a short drive from the beach.
- Inside, a naturally-lit hall welcomes you in, providing two built-in cupboards and a modern WC.
- The living room is on the right, enjoying crisp white décor and plush carpeting. Perfect for everyday use, it has spacious proportions for lounge furniture, and is bathed in natural light.
- The open-plan kitchen and dining room is the heart of the home, spanning the entire width of the property to provide generous floorspace for a large table and chairs. It also extends out to the rear garden for summer entertaining. The kitchen itself is well-appointed with modern cabinets and workspace, and is finished with a seamless range of integrated appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine).
- The four bedrooms are on the first floor, just off a landing with storage. These are comprised of three doubles and a versatile single with a built-in cupboard. The principal and second bedrooms also feature built-in mirrored wardrobes, with the former further benefitting from a contemporary en-suite shower room.
- The remaining bedrooms are served by a quality family bathroom, with a three-piece suite and overhead shower.
- The property has gas central heating and double glazing and a solar-panelled roof.
- Externally, the home is nestled between well-kept private gardens. In addition, it has a private driveway for off-street parking.
- Extras: all fitted floor coverings, window blinds, light fittings, and integrated appliances to be included in the sale.

All appliances are sold as seen and although we believe them to be in working order, no guarantee can be given in this respect.

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, 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, 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, a creche, and fitness classes, in addition to independently-owned 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.



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.