



5 BED



4 BATH

51 DUNBAR ROAD

Haddington
East Lothian
EH41 3PJ

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Immaculately-presented five-bedroom, four-bathroom detached house in desirable Haddington, set within recently landscaped gardens and accompanied by a large private driveway and a detached single garage.

-  Sought-after country town location
-  Immaculate understated interiors
-  Generous detached house
-  Entrance hall with storage
-  Expansive living/dining room with garden access
-  Well-appointed dining kitchen
-  4 Double bedrooms with storage
-  1 Single bedroom
-  3 Shower rooms (2 en-suite)
-  Family bathroom
-  Utility room
-  Ground-floor WC
-  Secluded, recently landscaped gardens
-  Large private driveway
-  Detached single garage
-  GCH & DG



DESCRIPTION

Presented in a true move-in condition, this exceptionally spacious detached house promises a versatile family home with five bedrooms, four bathrooms and generous living space. Located in desirable Haddington, the house benefits from a secluded setting, nestled within leafy, recently landscaped gardens, and offers excellent private parking with a large driveway and detached garage.

The front door opens directly into the bright, impressively-sized reception area, leading onto the rear garden and offering a wealth of flexible space for furnishings. The room enjoys a subtle decorative finish, with oak flooring and dove grey decor continuing cohesively throughout the home. Conveniently connected to the living space is a kitchen appointed in handsome wood tones, around a sociable central seated dining area. In addition to outstanding cabinet and built-in storage, and generous workspace, the kitchen is further equipped with an integrated five-ring gas burner (with feature hood) and an oven, a dishwasher, and a fridge, whilst an adjoining utility room provides further storage and plentiful space for freestanding goods. Also accessed from the main reception room, via a small hall area with a handy WC, is one of the five bedrooms on offer; a dual-aspect double bedroom paired with mirrored fitted wardrobes and an en-suite shower room.

Completing the ground floor accommodation and accessible externally and from the kitchen is a hall leading to a double bedroom (with both areas housing built-in storage), and a shower room. The first-floor accommodation is reached via a feature spiral staircase from the main reception area to a light and airy landing with built-in storage. Accessed from the landing are the three remaining bedrooms and a family bathroom with shower-over-bath. The bedrooms comprise the principal bedroom, accompanied by double fitted wardrobes and an en-suite shower room, a further double bedroom with incorporated storage, and a sky-lit single bedroom. The property benefits from efficient gas central heating, partial underfloor heating and full double glazing.

Externally, the house is hugged by neatly lawned gardens, sheltered by mature trees, whilst a generous tarmacked driveway and a detached single garage provide private parking for multiple vehicles. The garage has light and power and could potentially be converted to home office use.

EXTRAS

Included in the sale are all fitted floor coverings, light fittings, and integrated appliances.

Energy Rating : C

VIEWING :

Tel GSB Properties on 01620 825368



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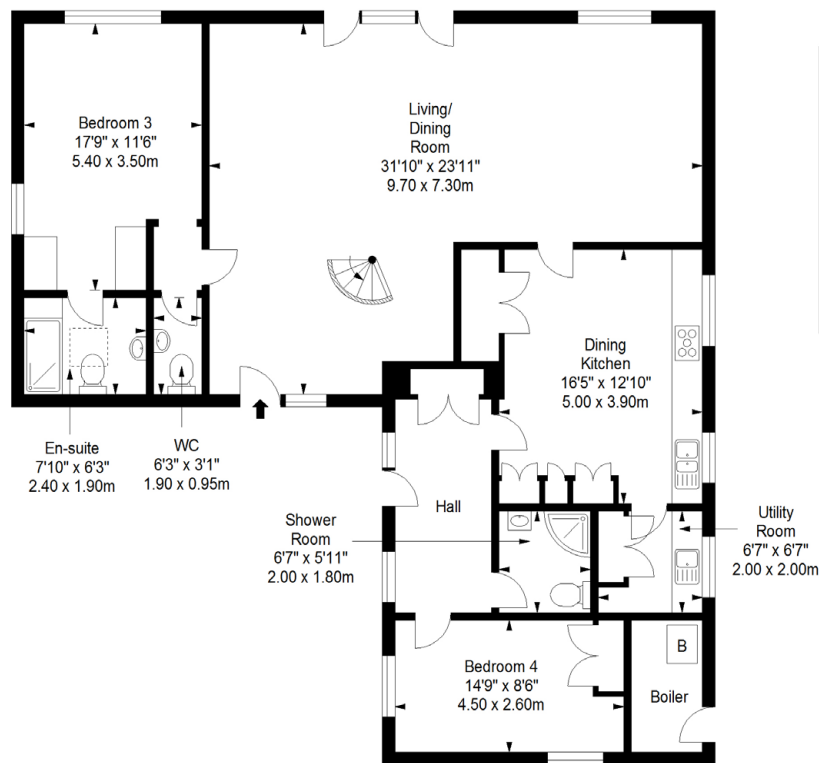
DX 541247 North Berwick

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.

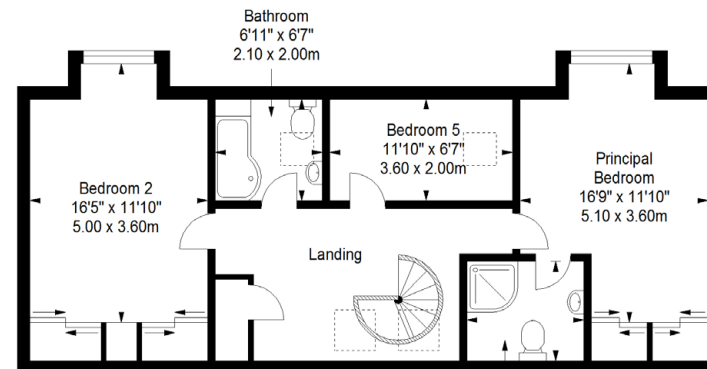
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

Ground Floor
Approx. 140.1 sq. metres (1508.0 sq. feet)

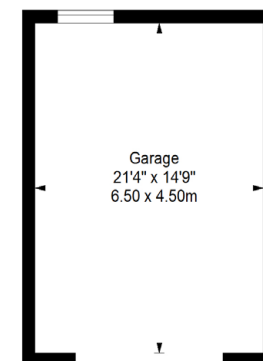


Total area: approx. 240.4 sq. metres (2587.7 sq. feet)

First Floor
Approx. 71.0 sq. metres (764.3 sq. feet)



Garage
Approx. 29.3 sq. metres (315.4 sq. feet)



LOCATION

Haddington is a lovely historic market town situated in the picturesque county of East Lothian. The town offers a wealth of amenities and state-of-the-art facilities on its vibrant High Street. Large supermarkets and various independent retailers are all on offer. There is an excellent selection of coffee houses, cafes, eateries, restaurants and pubs. Haddington also offers a range of boutique shops, art galleries (including the famous Peter Potter Gallery), hardware shops, charity shops and bookshops. East Lothian's state-of-the-art library and museum, the John Gray Centre, is on the High Street. Haddington offers good state schools at both primary and secondary levels, as well as a private primary school. For the sport and outdoor enthusiast, the town offers its own golf course, the fantastic Aubigny Sport Centre (with 2 swimming pools and various fitness classes), and, for walkers, strolls along the River Tyne or in the lovely countryside. Situated close to the A1, the town is very well connected for commuters to Edinburgh, Berwick or further afield.