



GARDEN STIRLING BURNET

35 COMRIE AVENUE
DUNBAR, EAST LoTHIAN, EH42 1ZN





Part of an exclusive modern development in the coastal town of Dunbar, this executive, four-bedroom, two-bathroom, detached house is an outstanding property that meets all the requirements of contemporary family lifestyles.

This outstanding, four-bedroom, detached house is brought to market in true move-in condition, providing neutral interiors and top-quality fixtures and fittings, such as a statement kitchen and two high-spec bathrooms. It benefits from a southeast-facing garden and private parking; plus, it is part of a family-friendly neighbourhood in Dunbar, set within easy reach of the train station, amenities, and the beach. With an attractive façade, the home has instant kerb appeal. Stepping inside, a bright entrance hall adds to the warm invitation, its crisp white décor and wood-inspired floor setting the standards. It has under-stair storage and a WC and leads right into the living room. This reception area, laid with a soft carpet, is easy to style thanks to its neutral backdrop. It sees lots of natural light, and has spacious proportions for comfy furniture. Next door, the open-plan kitchen, dining and family room has a generous footprint, accommodating a family-sized table and relaxed seating. It also extends out, via bi-folding doors, onto the garden's southeast-facing terrace – perfect for summer entertaining.

FEATURES

- An executive detached house
- Presented in true move-in condition
- Part of an exclusive development
- In the coastal town of Dunbar
- Neutral interiors throughout
- Bright hall with storage & WC
- Spacious living room
- Open-plan kitchen/family/dining room
- Integrated statement kitchen
- Bright landing with storage
- Four double bedrooms
- High-spec en-suite shower room
- High-spec family bathroom
- Well-tended front garden
- Southeast-facing rear garden
- Private driveway & integral garage
- GCH & DG





The kitchen itself has a statement design, equipped with sleek handle-less cabinets and downlit worksurfaces. Integrated appliances finish the modern streamlined look (gas hob, eye-level oven and microwave combi oven, fridge/freezer, dishwasher, and washing machine). Meanwhile, the four double bedrooms are upstairs off a naturally-lit landing that has built-in storage and attic access. Each room continues the neutral décor, and is laid with plush carpeting for optimal comfort. In addition, the principal bedroom boasts dual-aspect windows and a large built-in wardrobe, as well as a high-spec en-suite shower room, fitted with a double walk-in rainfall shower, a floating washbasin, and a hidden-cistern toilet. The three-piece family bathroom is of an equal quality, finished with premium tiles and a double-ended bathtub with a shower over bath. Double glazed windows and gas central heating ensure year-round comfort.

Externally, the home has a neat front garden and a southeast-facing rear garden that is fully enclosed, offering a large lawn and dining terrace. Private parking is provided via a driveway and an integral single garage, which has convenient access to the hall.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale.







THE AREA

Welcome to Dunbar, a vibrant town on the breathtaking 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.





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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

