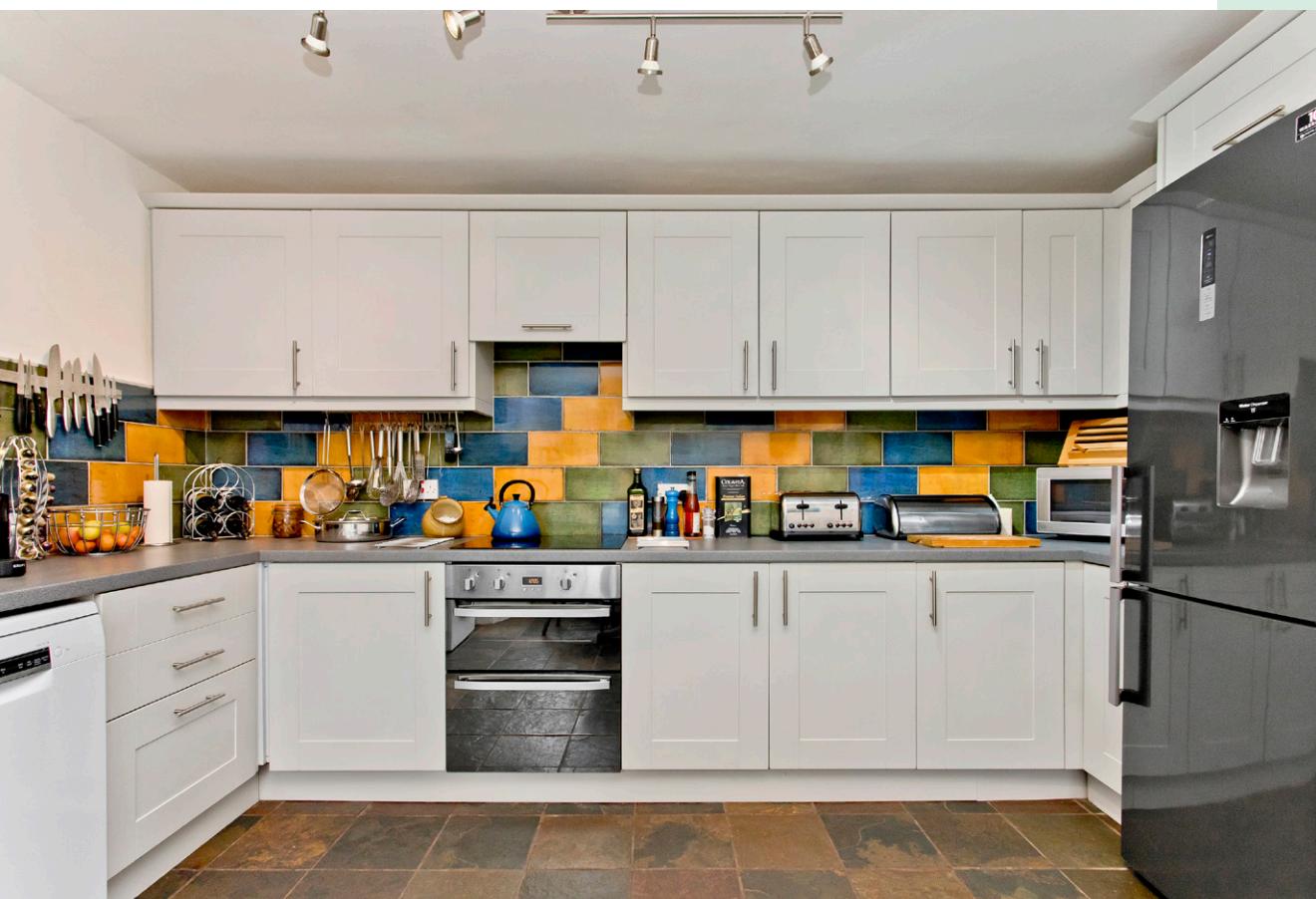




GARDEN STIRLING BURNET

2 OLD BRANXTON
DUNBAR, EAST LOTHIAN, EH42 1QT





This traditional, stone-built, semi-detached house is an outstanding and rarely available family home that offers a picturesque rural lifestyle, surrounded by open countryside and with close proximity to Dunbar and East Lothian's idyllic coastline. Finished to modern standards throughout, the south-facing property further boasts large rooms with high ceilings, including two reception rooms and two bathrooms. Furthermore, it has spectacular countryside views, as well as impressive gardens with a stable and generous private parking.

Inside, a triple-aspect porch welcomes you, giving way to a hall that flows into the living room. Here, a log-burning stove creates a cosy atmosphere, whilst dual-aspect windows ensure a light-filled ambience throughout the day. It is laid with an engineered wood floor and beautifully decorated in neutral hues and with a subtle accent wall. An expansive conservatory (with wonderful country views and a log burner) connects to here, providing generous floorspace for both lounge and dining furniture before extending to outside. In the dining kitchen, there is a well-appointed range of modern cabinets and worksurfaces, framed by chic splashback tiles. Spacious and inviting, it is perfect for lively dinner parties and socialising whilst cooking. Plus, it also comes with a selection of appliances.

FEATURES

- Outstanding semi-detached house
- Rural lifestyle by Dunbar & the coast
- Stunning countryside views
- Triple-aspect entrance porch
- Living room with log burner
- Expansive conservatory with log burner
- Spacious dining kitchen
- Versatile study area
- Three large double bedrooms
- Modern en-suite shower room
- Quality 4pc family bathroom
- Substantial front and rear gardens
- Stable and a tack room
- Extensive private parking
- Oil central heating and double glazing



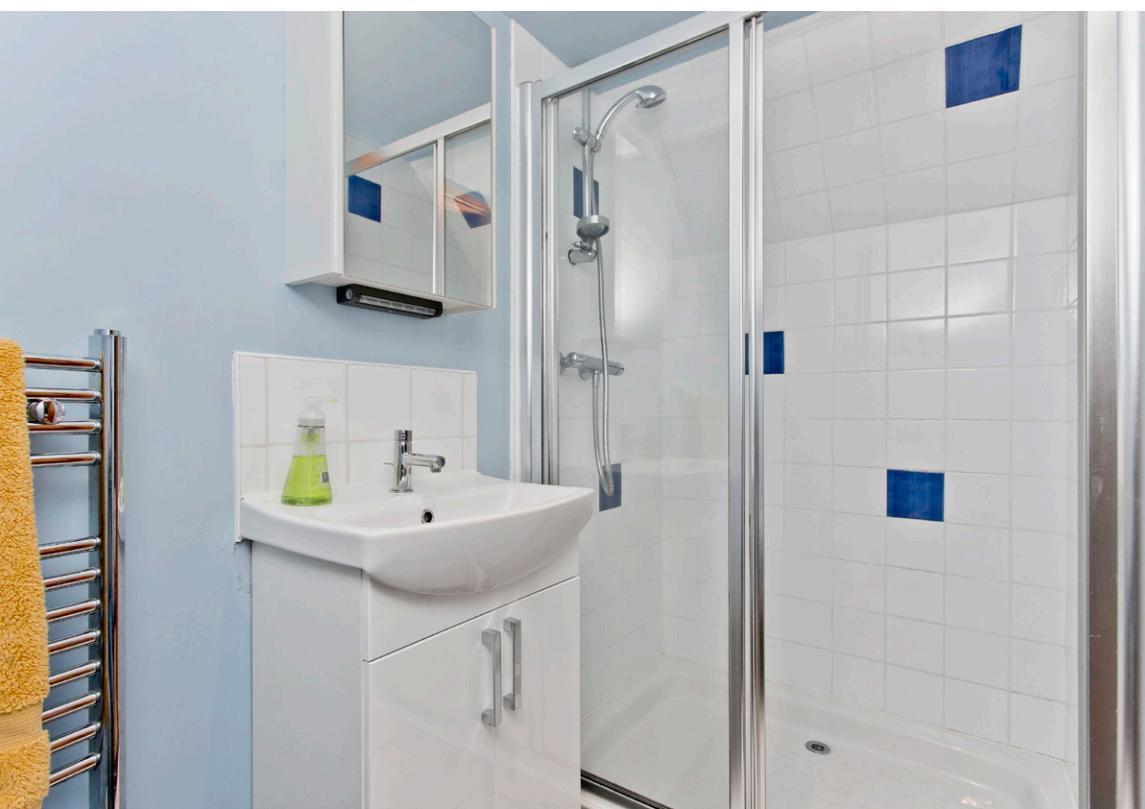


Meanwhile, a rear hall (with storage) leads upstairs to two airy double bedrooms and a quality family bathroom, fitted with a four-piece suite (including a separate shower enclosure). On the second floor, there is a versatile study area and the dual-aspect principal bedroom, which features eaves storage and the convenience of an en-suite shower room. All three of the home's bedrooms are finished with soft carpets and attractive décor. Oil-fired central heating and double-glazed windows ensure year-round comfort. Outside, the property is flanked by substantial gardens that look out across open farmland, offering sweeping lawns and mature planting, including a productive vegetable garden. Furthermore, there is a stable and a tack room. Extensive parking for multiple cars is also provided by a private driveway and a wood-framed double garage.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances (induction hob and double oven), a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.







DUNBAR

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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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

