



GARDEN STIRLING BURNET

46 YOSEMITE PARK
DUNBAR, EAST LoTHIAN, EH42 1FL





Forming part of a sought-after modern development in Dunbar, this mid-terraced house offers two bedrooms, a south-facing reception room, a contemporary kitchen, and a bathroom, all enhanced by immaculate minimalist décor, plus a south-facing garden and access to off-street residents' parking. As well as being within easy reach of the town's excellent shops, schools, the train station, bus and road links, the house is ideally placed for swift access to nearby woodland, parks, and picturesque beaches.

A hall with built-in storage and a WC welcomes you into the home. Straight ahead, you are drawn into a good-sized reception area, boasting a favourable south-facing aspect, with French doors capturing all-day sunshine and affording access to the garden – perfect for alfresco dining and family recreation during the summer months! The reception room provides space for furniture catering for both relaxation and dining. The kitchen is located back towards the front of the property and is appointed with a selection of modern white wall and base cabinets, contrasting black worktops, and integrated appliances comprising an oven, hob, extractor fan, fridge/freezer, dishwasher, and washing machine.

FEATURES

- Mid-terraced house in Dunbar
- Immaculate, modern interiors
- Entrance hall with storage and WC
- South-facing living/dining room
- Contemporary kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- South-facing garden
- Off-street residents' parking
- Gas central heating and double glazing





On the first floor, a landing leads to two double bedrooms and a bathroom. The bedrooms are both neutrally decorated and fitted with carpets for optimum comfort underfoot, and the larger of the two is accompanied by a large built-in wardrobe. The partially tiled bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a heated towel rail. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by an enviably south-facing rear garden, featuring a well-tended lawn, a patio for outdoor seating, and two sheds for outdoor storage. The home also has access to off-street residents' parking.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will 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, 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.



YOSEMITE PARK



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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

