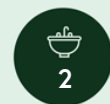




GARDEN STIRLING BURNET

2 ROXBURGHE PARK
DUNBAR, EAST LOTHIAN, EH42 1LR





SUMMARY

Set on a peaceful cul-de-sac with incredible sea views, this three-bedroom detached bungalow enjoys a highly desirable position in the coastal town of Dunbar - close to local golf clubs and stunning beaches, with easy access to the town's amenities, schools, and bus/rail links. The property offers bright and spacious accommodation, including generous reception areas, plentiful storage, and two bathrooms. Plus, it boasts ample private parking, including an attached garage, and a family-friendly rear garden with a sweeping lawn and patio areas. Whilst the property would benefit from modernisation, it has clearly been well-cared for and remains an outstanding opportunity for anyone seeking a relaxed coastal lifestyle. Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge/freezer, and washing machine to be included in the sale. Council Tax Band: F







"A large three-bedroom detached bungalow offering a sought-after coastal lifestyle in popular Dunbar"







"Highly desirable setting with incredible sea views, set close to spectacular beaches and local golf courses"

FEATURES

- Rarely available detached bungalow in Dunbar
- Bright entrance hall with excellent storage
- Spacious open-plan living and dining room
- Versatile family room with a fireplace
- Conservatory with garden and sea views
- Well-appointed breakfast kitchen, with garden access via:
- Handy utility room
- Two double bedrooms with wardrobes
- Good-sized single bedroom with wardrobes
- Three-piece en-suite shower room
- Family bathroom with a four-piece suite
- Well-maintained front garden
- Expansive, fully-enclosed rear garden
- Monoblock driveway and integrated garage
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

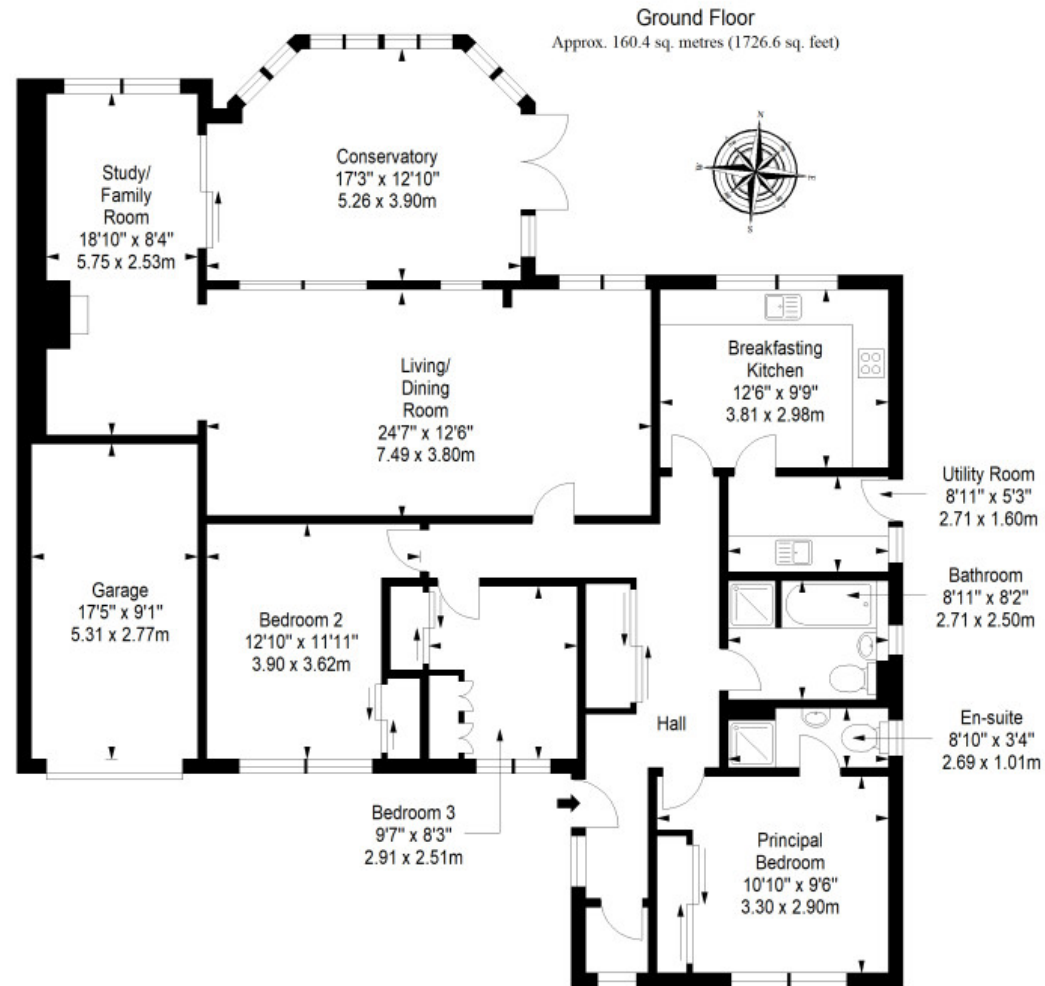


HOUSE SALES

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.

FLOORPLAN



Total area: approx. 160.4 sq. metres (1726.6 sq. feet)