



GARDEN STIRLING BURNET

4 LAWSON COURT,
DUNBAR, EAST LoTHIAN, EH42 1JT





Situated in the sought-after coastal town of Dunbar, this main-door ground-floor flat forms part of a traditional building set within a quiet residential courtyard just a short stroll from the thriving High Street. Furthermore, the one-bedroom property is within easy walking distance of the beaches and the train station, which is ideal for commuters and anyone seeking a relaxed lifestyle by the sea. In addition, the property also offers spacious accommodation and well-presented interiors, finished in light hues; plus, it has allocated parking and a private garden.

The home's private front door opens into a welcoming vestibule that leads through to a hall with two generous built-in cupboards – perfect for coats and shoes. On the left is the living/dining room. Brightly illuminated by twin windows, this reception area features tranquil décor and floral accent walls paired with a solid oak floor. It is framed by a focal-point fireplace, flanked by shelved display units, and is perfect for everyday use. The kitchen is on the opposite side of the hall, well-appointed with cream-coloured cabinets and a generous, wood-toned worktop. It is backed by multi-coloured splashbacks and enjoys dual-aspect windows for a light-filled ambience. It includes an integrated oven and gas hob, an undercounter fridge, and a washing machine.

FEATURES

- Well-presented ground-floor flat
- In the Dunbar conservation area
- Close to the High Street and beaches
- Lightly decorated interiors
- Private main-door entrance
- Vestibule and hall with storage
- Spacious living/dining room
- Well-appointed, dual-aspect kitchen
- Double bedroom with wardrobe
- Three-piece shower room
- Private, easy-upkeep rear garden
- Allocated residents' parking
- Gas central heating system
- Traditional sash-and-case windows





Next door, the double bedroom has a spacious footprint for bedside furniture. Bright and airy, it is enhanced by a crisp neutral backdrop and a fitted carpet for comfort. It also has a built-in wardrobe for added convenience. A neighbouring shower room completes the accommodation, coming fitted with a three-piece suite which is comprised of a toilet, a half-pedestal washbasin, and a quadrant shower. Gas central heating ensures year-round comfort, alongside traditional sash windows for an abundance of natural light. Outside, the home has a private rear garden, which has a low-maintenance design for summer dining and a shed for storage. Allocated residents' parking is also provided.

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







DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking 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.



SCAN HERE
To learn more about Dunbar





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HOUSE SALES

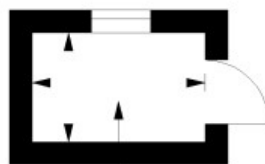
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

Shed

Approx. 2.3 sq. metres (24.8 sq. feet)

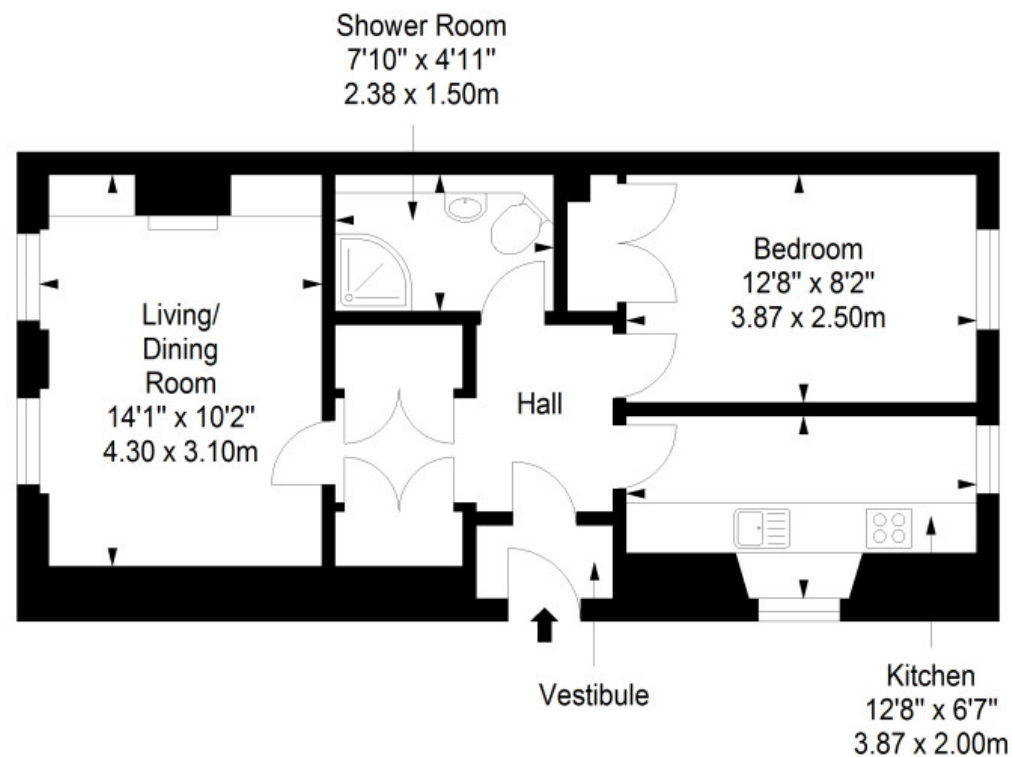


Shed
6'3" x 3'11"
1.90 x 1.20m



Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.0 sq. feet)