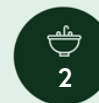




GARDEN STIRLING BURNET

**10 MARTINEZ ROAD**  
DUNBAR, EAST LoTHIAN, EH42 1FE







Forming part of a sought-after modern development in Dunbar, this end-terrace house offers three bedrooms, a spacious living room, a dining kitchen, and two bathrooms (plus a WC), as well as a good-sized, sunny garden and a private driveway. The home is ideally placed for swift access to all Dunbar has to offer, including an excellent selection of shops, schools, transport links, and beautiful open spaces, such as John Muir Country Park and beautiful beaches.

You are welcomed into the property by an inviting hall with a useful WC. Leading off the hall to the right is a living room, where a generous footprint allows for various configurations of lounge furniture, and neutral décor is enhanced by a fitted carpet for optimum comfort underfoot. The kitchen is directly accessed from here and is fitted with matte-black wall and base cabinets, spacious worktops, and splashbacks. Integrated appliances comprise an oven, hob, and extractor fan, whilst a freestanding fridge/freezer, an undercounter washing machine, and a dishwasher are included. Space is provided here for a seated dining area, set next to French doors opening onto the garden and extending the space outdoors – particularly handy when barbecuing and dining alfresco during the warmer months!

## FEATURES

- End-terrace house in Dunbar
- Entrance hall with WC
- Spacious living room
- Dining kitchen
- Three good-sized bedrooms
- One en-suite shower room
- Three-piece bathroom
- Southeast-facing rear garden
- Private driveway
- Gas central heating and double glazing







The bedrooms and bathroom are found on the first floor, approached via a landing. The bedrooms are all well-proportioned and echo the presentation of the living room with the same neutral décor and carpeting, and the principal has the additional benefit of an en-suite shower room comprising a shower enclosure, a pedestal basin, and a WC. The bathroom comes complete with a bathtub and a WC-suite. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized southeast-facing garden with a lawn, a decked dining terrace, and a patio, as well as a shed for outdoor storage. A driveway to the front provides private off-street parking. Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and dishwasher will 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**

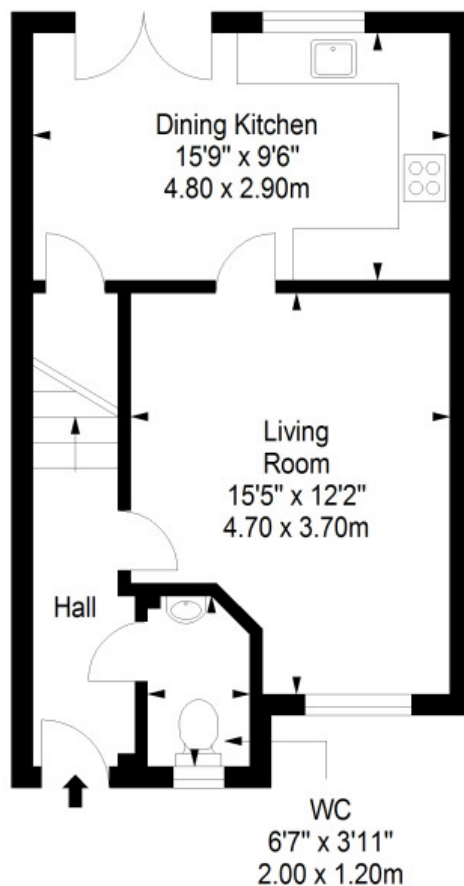
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

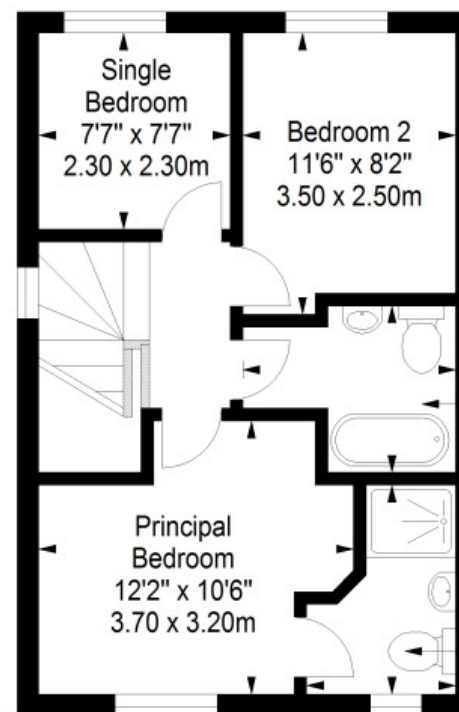
### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



### First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



### Shed

Approx. 2.4 sq. metres (25.8 sq. feet)

**Shed**  
 6'7" x 3'11"  
 2.00 x 1.20m



**Total area: approx. 80.4 sq. metres (865.4 sq. feet)**