



**10 CROWBILL ROAD,
DUNBAR, EAST LOTHIAN, EH42 1YT**





A three-bedroom semi-detached house, which forms part of a family-friendly development on the rural edge of Dunbar, close to East Lothian's picturesque coast and countryside. It is also within easy reach of amenities, schools, and the train station. Furthermore, the modern home sees lots of sun throughout the day and it is presented in true move-in condition, enjoying neutral interiors and quality finishings. It has excellent storage, two bathrooms (and a WC), private parking, and a fully-enclosed garden.

Stepping into the home, you are greeted by a welcoming hall which provides a WC before leading directly into the living and dining room. Overlooking the rear garden, this reception area has a light-filled ambience, enhanced by a neutral backdrop and a wood-textured floor. The minimalist-inspired look is easy to style and perfect for buyers who like to add their own touch. It has floorspace for comfy lounge furniture and a table and chairs, and is ideal for everyday use. The room is warmed by a vertical radiator and it has a large cupboard. Next door, the kitchen is fitted with generous cabinet storage and ample worksurface space, finished in complementary hues. It provides access to the rear garden and comes with appliances.

FEATURES

- Semi-detached house in move-in condition
- Part of a family-friendly development
- Desirable setting in popular Dunbar
- Neutral interior décor throughout
- Welcoming entrance hall with a WC
- Light-filled living and dining room
- Well-appointed kitchen with garden access
- Two double bedrooms with fitted wardrobes
- One versatile single bedroom/home office
- Modern three-piece en-suite shower room
- Quality three-piece family bathroom
- Neatly kept gardens to the front and rear
- Private driveway and integrated garage
- Gas central heating and double glazing





Meanwhile, the three bedrooms are upstairs, just off a landing with storage. Each room is finished in crisp white and with soft carpeting for maximum comfort. They are comprised of two doubles with built-in wardrobes and a versatile single that could alternatively be used as an office. The south-facing principal bedroom also has the luxury of a modern en-suite shower room, whereas the remaining bedrooms are served by a quality family bathroom, equipped with an overhead shower. Gas central heating and double glazing ensure year-round comfort. Outside, there are neatly kept gardens to the front and fully-enclosed rear, the latter proving perfect for families as it is predominantly laid to lawn and catches lots of sun thanks to being unobstructed. Off-street parking is also provided thanks to a private driveway and an integrated garage.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.







DUNBAR

Dunbar, East Lothian

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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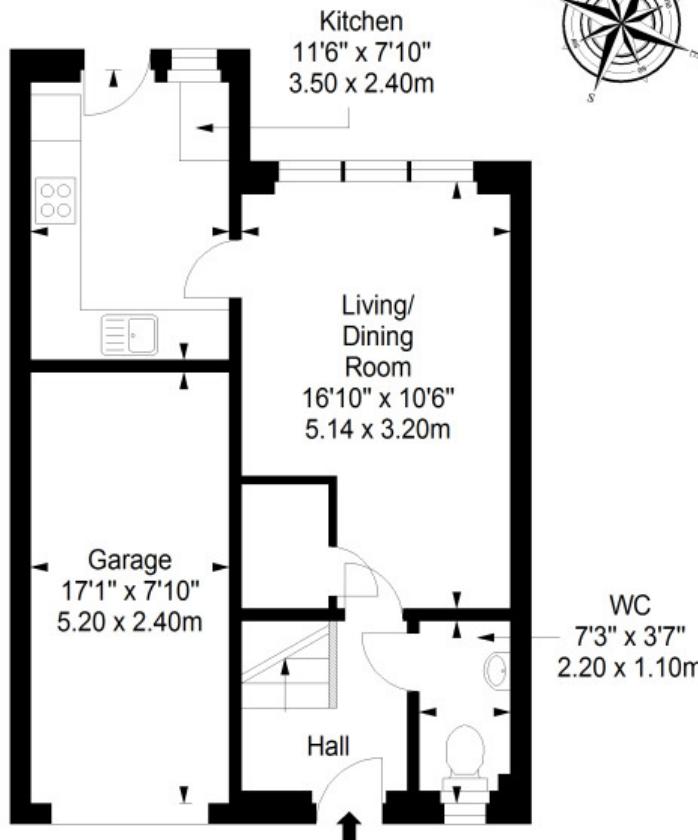
HOUSE SALES

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.

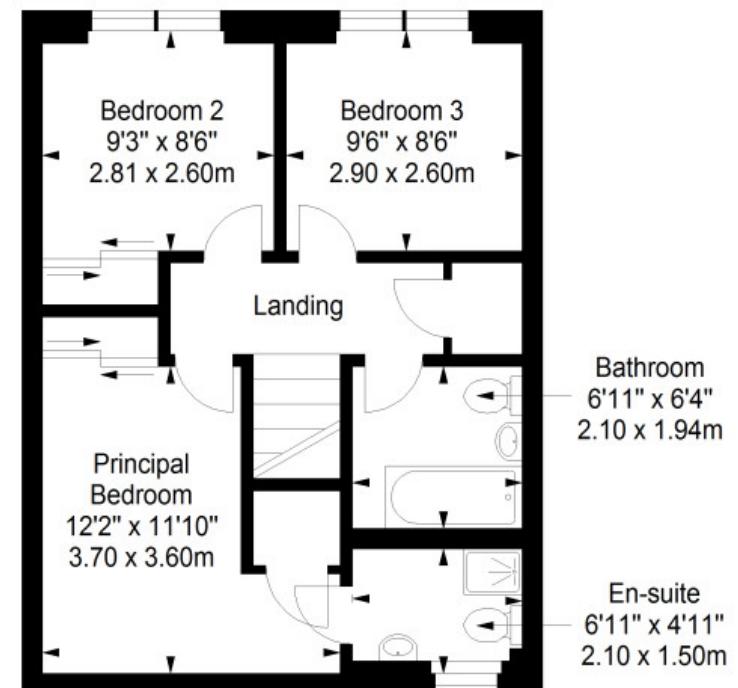
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 46.0 sq. metres (495.1 sq. feet)



First Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 90.2 sq. metres (970.9 sq. feet)