



GARDEN STIRLING BURNET

4D WEST PORT,
DUNBAR, EAST LOTHIAN, EH42 1BU





This first-floor flat forms part of a traditional building, which enjoys a convenient location in the coastal town of Dunbar. It is within the town's conservation area, and is a stone's throw from the High Street, in easy reach of excellent amenities, schools, and bus and rail links. It is also just a short walk from the property to Dunbar's East Beach, with additional surrounding beaches easily accessible too. Whilst some buyers may wish to upgrade the kitchen and bathroom, the two-bedroom home is well-presented throughout in neutral tones, allowing new buyers to easily add their own stamp.

Reached via a shared entrance and stairwell, the home's front door opens into a central hall leading to all accommodation. On the left is the living room. This reception area is well-proportioned for comfy lounge furniture and it is brightly illuminated by a sash window, ensuring a light-filled ambience. The room is also laid with a wood-textured floor that is easy to maintain; plus, it is decorated in light blue and white, with the appealing tones divided by a dado rail creating an attractive aesthetic.

FEATURES

- First-floor flat near the coast
- Part of a traditional building
- In the Dunbar conservation area
- Close to the High Street
- Neutral interiors throughout
- Hall leading to all accommodation
- Well-proportioned living room
- Southeast-facing fitted kitchen
- Two double bedrooms
- 2pc bathroom and a 2pc WC
- On-street parking in the vicinity
- Sash windows and a double-glazed window





The kitchen is on the opposite side of the hall. It is fitted with base and wall-mounted cabinets, alongside worksurfaces with space for freestanding appliances. It also benefits from a southeast-facing aspect. Meanwhile, the two bedrooms are both doubles enhanced by crisp white décor and wood-inspired floors, providing buyers with a blank canvas. The principal bedroom has the larger footprint, whilst the second bedroom has a beneficial southeast-facing aspect. The home is completed by a two-piece WC and a separate two-piece bathroom, equipped with a washbasin and a bath with an overhead shower. The property has traditional sash windows that bring a flood of natural light into the home and one double-glazed window in bedroom two.

On-street parking is available in the vicinity.

Extras: to be sold as seen, including all fitted floor coverings and light fittings.







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.



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To learn more about Dunbar





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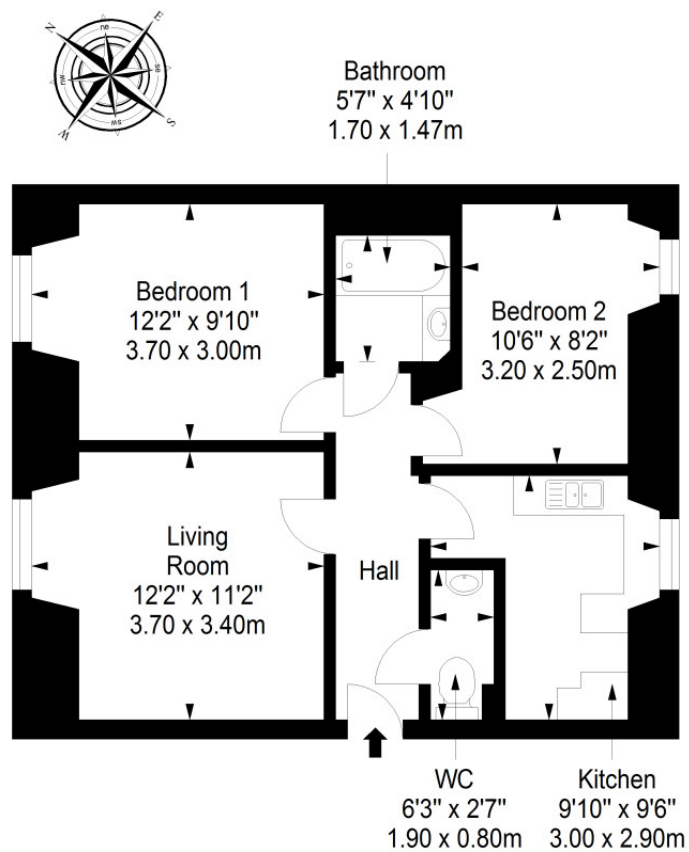
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon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

First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.3 sq. feet)