



**42 YOSEMITE PARK,
DUNBAR, EAST LOTHIAN, EH42 1FL**





SUMMARY

Set away from the road, this executive four-bedroom detached house forms part of a family-friendly development. It also has a desirable position in Dunbar, situated within easy reach of East Lothian's picturesque countryside and coastline, including beautiful beaches. The exclusive property offers generous accommodation finished to high standards, boasting three reception rooms, a large dining kitchen, and four washrooms. In addition, it has a south-facing rear garden, which is fully enclosed and landscaped. A haven for families, the garden enjoys a neat lawn, mature planting, a summerhouse, and a delightful patio for alfresco dining in the sun.

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











"Three reception rooms, four double bedrooms, and four washrooms, in addition to private parking and a south-facing garden"

FEATURES

- Exceptional detached house
- In the coastal town of Dunbar
- Welcoming entrance hall with a WC
- Southerly-facing living room
- Good-size formal dining room
- Versatile family room
- Stylish dining kitchen with garden access
- Four double bedrooms (two with wardrobes)
- Modern en-suite shower room
- Jack-and-Jill en-suite shower room
- Family bathroom with handheld shower
- Landscaped front and rear gardens
- A garden shed and a summerhouse
- Private driveway and a detached garage
- Gas central heating and double glazing





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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

