



GARDEN STIRLING BURNET

21 ASH GROVE, DUNBAR
EAST LoTHIAN, EH42 1PH





SUMMARY

Enjoying a peaceful coastal town setting, with a large south-facing garden and unrestricted on-street parking, this traditional semi-detached house offers tastefully understated interiors with two spacious double bedrooms, a bathroom, two adjoining reception rooms, and a sunny modern kitchen opening onto a decked dining terrace. The appealing home lies 20 minutes' walk from Dunbar's central amenities and train station, where services connect to Edinburgh in just half an hour.

Extras: All fitted floor and window coverings and light fittings are included.







**"Tastefully-presented two-bedroom
home situated within easy reach of rail
links to the capital."**







"An exceptionally peaceful setting with a generous south-facing garden and dining terrace."

FEATURES

- Desirable coastal town
- Attractive contemporary interiors
- Quietly-located semi-detached house
- Entrance hall with storage
- Adjoining living and dining rooms
- Sunny modern kitchen with garden access
- Two double bedrooms (one with storage)
- Bathroom with shower-over-bath
- Large enclosed south-facing garden
- Decked dining terrace
- Unrestricted on-street parking
- Gas central heating and double glazing





**OFFERS TO:
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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

