



  
**GARDEN STIRLING BURNET**

**8A HIGH STREET, DUNBAR**  
EAST LoTHIAN, EH42 1EL







This spacious two/three-bedroom second/top-floor flat is centrally located in the sought-after coastal town of Dunbar, with views of the nearby sea and proximity to high-speed train links to Edinburgh. The bright and versatile interiors enjoy tasteful contemporary décor paired with charming Victorian features such as well-maintained sash windows and elegant cornicework. The delightful seaside home benefits from a substantial partially-floored loft with excellent storage space and shared access to a south-facing courtyard garden. The flat is reached via a secure communal stairwell with a large private store.

On opening the front door, you are greeted by a bright hall featuring soundproofed oak flooring that flows throughout the home, except the kitchen and bathroom. Leading off the hall is an exceptionally bright living room promising views with amazing sunrises. This spacious room is characterfully enhanced by a classic Edinburgh Press and a log-burning stove. Returning along the hall you reach a modern wood-toned kitchen equipped with an integrated oven and induction hob with a statement hood and a freestanding washing machine, dishwasher, and fridge. The south-facing kitchen looks out toward the Lammermuir Hills, with captivating sunsets.

## FEATURES

- Desirable coastal town
- Attractive interiors with period features
- Spacious and versatile second/top-floor flat
- Secure entry system
- Entrance hall with storage
- Living room with log-burning stove
- Sunny modern kitchen with far-reaching views
- Three generous double bedrooms, two with sea views
- Stylish bathroom with shower-over-bath
- Very large loft with excellent storage
- South-facing communal courtyard garden
- Restricted on-street parking
- Gas central heating and partial double glazing







Also found within the home are three spacious double bedrooms, one of which is currently utilised as a formal dining room and home study, with sea views. The sizeable principal bedroom (with an open Edinburgh Press) benefits from a quiet rear position with the same scenic outlook as the kitchen. Completing the accommodation is a bright bathroom replete with a modern WC suite and shower-over-bath, framed by chic subway tiling. The property features gas central heating and double glazing in the kitchen and bathroom. Outside, to the rear of the property, an extremely attractive shared courtyard is fully enclosed by natural stone walls, with two private sheds and pleasant paved seating areas enjoying all-day sun. On-street parking in the vicinity is restricted. Extras: Included in the sale are all fitted floor and window coverings, light fittings, and freestanding/integrated goods (freestanding goods less than two years old).









## 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 boasts 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, a garden centre and excellent medical practice. On the outskirts of the town is a large supermarket, garden centre and fast-food outlet.

Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre.

Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. 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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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

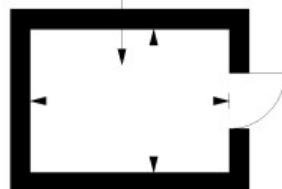
Storage  
Approx. 1.0 sq. metres (10.8 sq. feet)

Storage  
3'3" x 3'3"  
1.00 x 1.00m

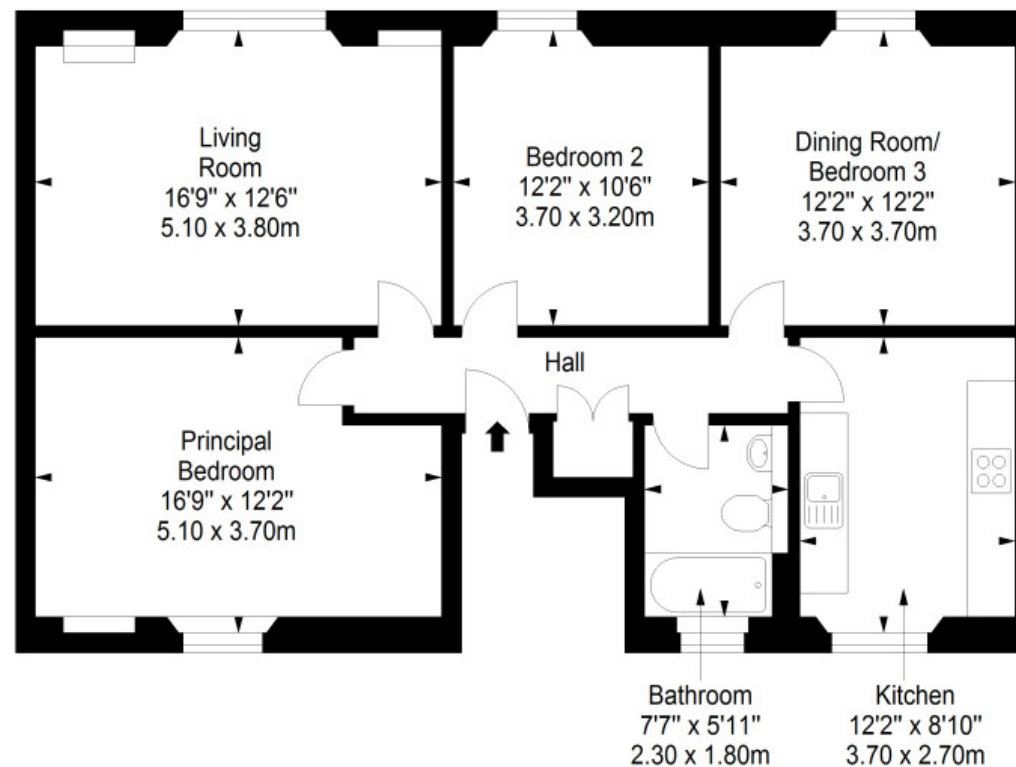


Shed  
Approx. 4.5 sq. metres (48.4 sq. feet)

Shed  
8'2" x 5'11"  
2.50 x 1.80m



Second Floor  
Approx. 84.5 sq. metres (909.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)