

COULTERS[©]



31 MANDERSON DRIVE

DUNBAR, EH42 1ZQ

 3 BED  2 BATH  1 PUBLIC









TAKE A LOOK INSIDE

A beautifully presented detached family home, situated on a corner plot within this modern development on the eastern side of Dunbar. The property benefits from modern contemporary decor and quality fixtures and fittings throughout.

The accommodation comprises bright and spacious open plan living on the ground floor combining a large kitchen/dining room and sitting room with an appealing layout, bi-fold doors provide direct access to the fully enclosed rear garden. Welcoming hallway and access to the separate utility cupboard, WC and integrated single garage. On the first floor the principle bedroom has both inbuilt wardrobe space and an en suite shower room. There are two further bedrooms and a family bathroom.

KEY FEATURES

-  Stylish detached family home
-  Three spacious bedrooms, one with en suite
-  Fully enclosed rear garden with excellent privacy
-  Driveway and garage
-  Located on a corner plot within a popular modern development
-  A variety of local amenities nearby





THE LOCAL AREA

Dunbar is a picturesque, historic coastal town in East Lothian surrounded by beautiful countryside and expansive beaches. With a real sense of community, the vibrant and award-winning high street has a wide array of independent retailers, popular restaurants, chemists, a post office, convenience stores, and opticians.

Recreational opportunities include Dunbar Leisure Centre with a swimming pool, flumes, and fitness classes; beautiful beach and cliff top walks; the John Muir Country Park and two golf courses. Families will love East Links Family Park, Coast to Coast surf school, and Foxlake Adventures.

Well-regarded local schooling includes Dunbar Primary School and Dunbar Grammar School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh, as well as a variety of choices in Edinburgh.

Dunbar Railway Station provides direct routes to Edinburgh, London and Aberdeen. There is easy access to A1 making Edinburgh easily accessible by car, and bus.

Coulters local tip: Take a wander down by the harbour where the picturesque remains of Dunbar Castle still stand, overlooking the sea beyond.

EXTRAS

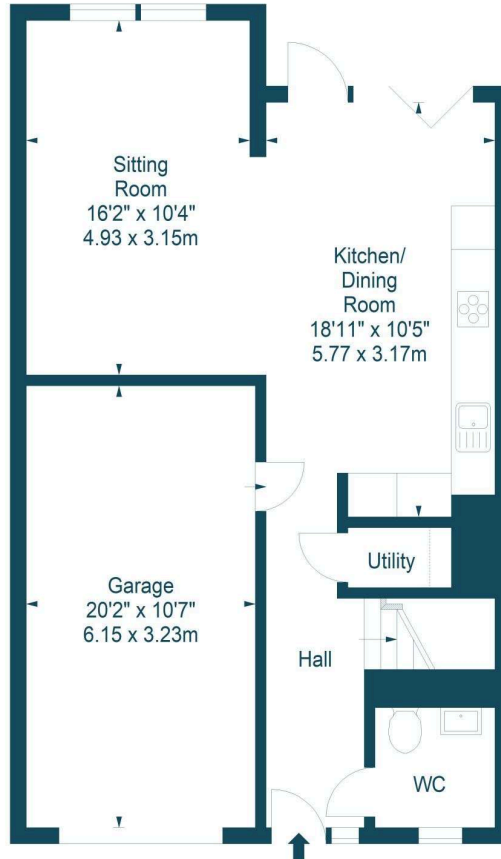
The integrated appliances, curtains, blinds and light fittings are included in the sale price. The factor is Ross and Liddell, There is a mandatory float of £50 with an estimated annual bill of £72.



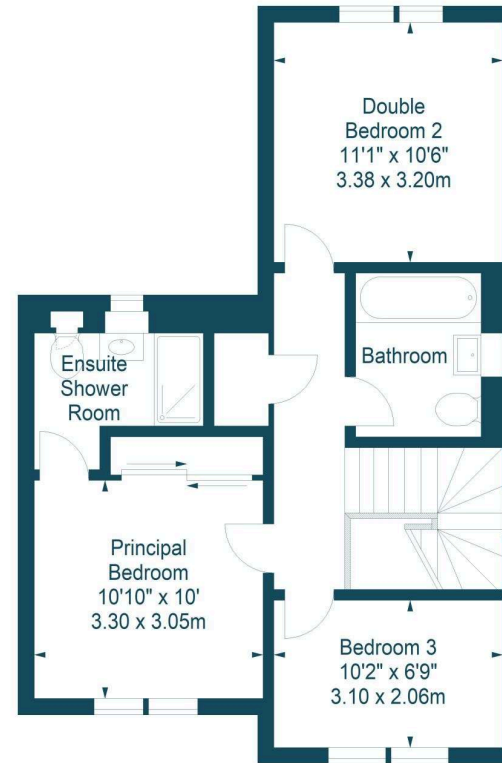
Manderson Drive,
Dunbar,
East Lothian, EH42 1ZQ



Approx. Gross Internal Area
1294 Sq Ft - 120.21 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.