



GARDEN STIRLING BURNET

**67 BEACHMONT PLACE**  
DUNBAR, EAST LOTHIAN, EH42 1YE





## SUMMARY

Offering an ideally proportioned home for first-time buyers, professionals, couples, young families, downsizers, and rental investors alike, this two-bedroom main-door lower villa is situated within an established development in Dunbar. The home is presented with attractive, modern interiors and boasts a good-sized private garden, and it lies within enviable easy reach of Dunbar's excellent amenities, such as its award-winning high street, well-regarded schools, transport links (including the train station), and the beach.

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## FEATURES

- Main-door lower villa in desirable Dunbar
- Attractive, modern interiors
- Hall with excellent built-in storage
- Well-proportioned, elegant living room
- Modern, sunny kitchen
- Two bedrooms (one with garden access)
- Modern shower room
- Good-sized private garden
- Ample unrestricted parking bays
- Gas central heating system
- Double-glazed windows





OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS

Tel: 01620 825 368  
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HOUSE SALES

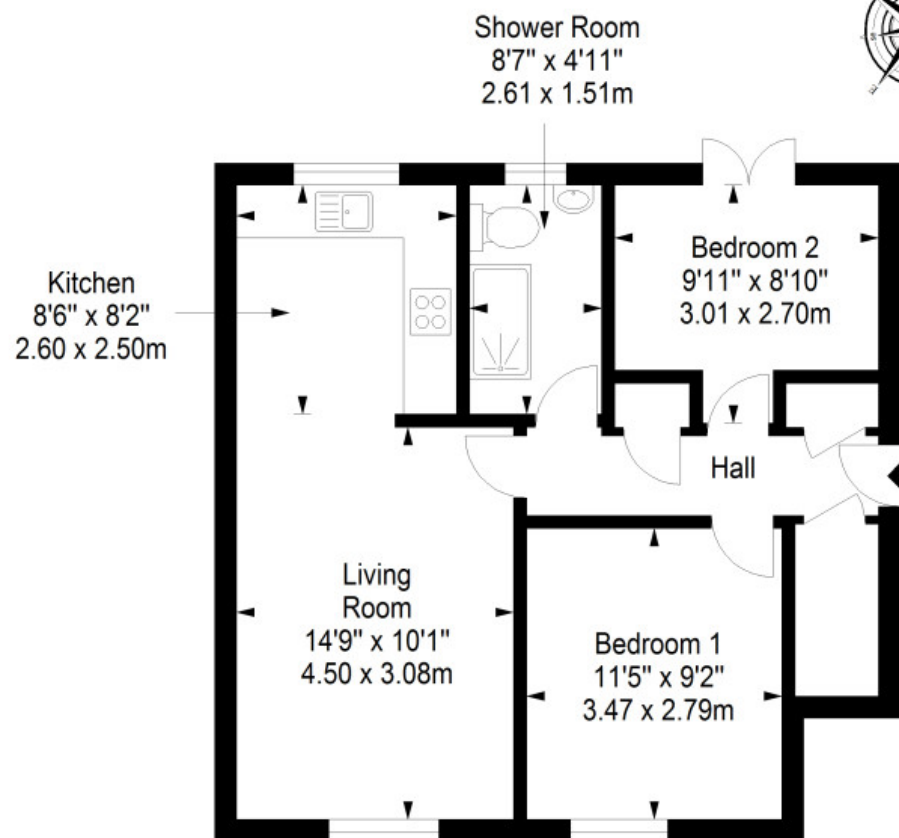
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

### Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 51.0 sq. metres (549.0 sq. feet)