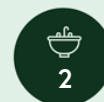




**13 MARTINEZ ROAD**  
DUNBAR, EAST LoTHIAN, EH42 1FE





## SUMMARY

Offering an ideal family home in the highly desirable coastal town of Dunbar, this four-bedroom, two-bathroom (plus a separate WC) detached house forms part of a sought-after modern development and is accompanied by a generous, south-facing garden and a detached single garage. The home lies close to all the town has to offer, such as a range of shops, well-regarded schools, excellent transport links, and beautiful open spaces such as John Muir Country Park and the beach.

Extras: The property shall be sold as seen. All services and appliances have not been tested.







**"This four-bedroom, two-bathroom detached house offers a blank canvas for the new owner to put their own stamp on."**







**"The home lies within easy reach of Dunbar's excellent amenities."**

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## **FEATURES**

- Detached house in Dunbar
- Entrance hallway
- Spacious living room
- Generous dining kitchen with WC and French doors onto garden
- Verstile study
- Four bedrooms (two south-facing)
- One en-suite shower room
- Separate family bathroom
- Good-sized, south-facing rear garden
- Detached single garage and private driveway
- Gas central heating system
- Double-glazed windows





**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
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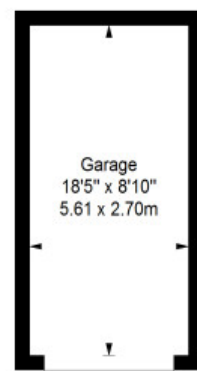
#### HOUSE SALES

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.

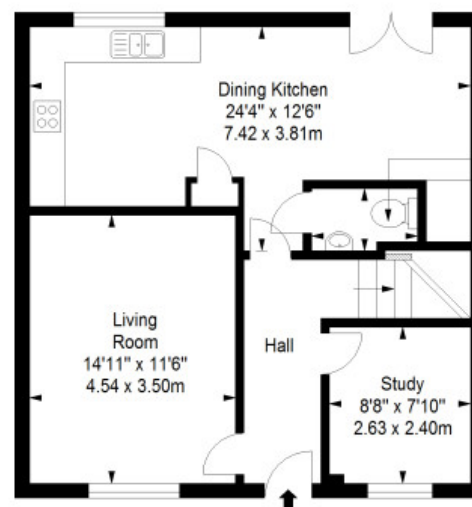
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

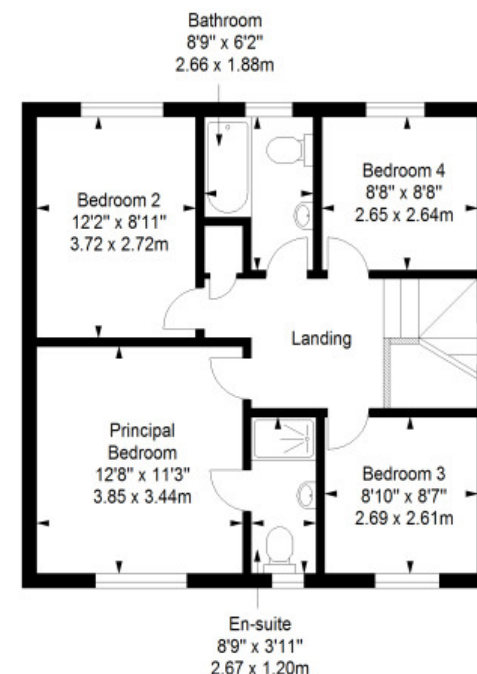
**Garage**  
Approx. 15.1 sq. metres (162.5 sq. feet)



**Ground Floor**  
Approx. 58.1 sq. metres (625.4 sq. feet)



**First Floor**  
Approx. 58.1 sq. metres (625.4 sq. feet)



**Total area: approx. 131.3 sq. metres (1413.3 sq. feet)**