



GARDEN STIRLING BURNET

**18 BOROUGHDALES**  
DUNBAR, EAST LOTHIAN, EH42 1DF





This main-door lower villa is situated on an established residential street in Dunbar, offering two bedrooms, a living room, a kitchen, and a shower room, plus private front and rear gardens and a private driveway. The home is sure to appeal to first-time buyers, professionals, couples, young families, downsizers, and rental investors alike.

The front door opens into a hallway with built-in storage. Following the hall along to the end, you reach a living room, where an east-facing window captures morning sunshine, and a spacious footprint allows for various layouts of lounge furniture. The room is tastefully decorated, fitted with wood-styled flooring, and features a warming stove creating a focal point around which furniture can be arranged. The kitchen is conveniently connected to the kitchen, where space is provided for a small table and two chairs – ideal for morning coffee, breakfast, and socialising while cooking. The kitchen (with garden access) is well-appointed with a range of attractive white cabinets, granite-inspired worktops, and splashback tiling, with freestanding appliances comprising a fridge/freezer, washing machine, and cooker included in the sale.

## FEATURES

- Main-door lower villa in Dunbar
- Entrance hall with storage
- Elegant living room
- Attractive kitchen with garden access
- Two double bedrooms with built-in wardrobes
- Bright shower room
- Private front and rear gardens
- Private front driveway
- Gas central heating
- Double-glazed windows





Returning back through the hall, you reach two well-proportioned and tastefully presented double bedrooms, both benefiting from large built-in wardrobes which maximise floorspace for freestanding bedroom furniture. Finally, a shower room completes the accommodation on offer, comprising a corner shower enclosure, a WC-suite set into storage, and a mirrored, wall-mounted vanity cabinet. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa is accompanied by private gardens to the front and rear. The rear garden is predominantly paved and gravelled for easy upkeep, whilst the lawned front garden is flanked by a private gated driveway for off-street parking.

Extras: All fitted floor coverings, window coverings, light fittings, fridge/freezer, cooker, washing machine, kitchen table and chairs, shower room cabinets, and garden shed will be included in the sale.







## DUNBAR

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 itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, a bank, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



**SCAN HERE**  
To learn more about Dunbar





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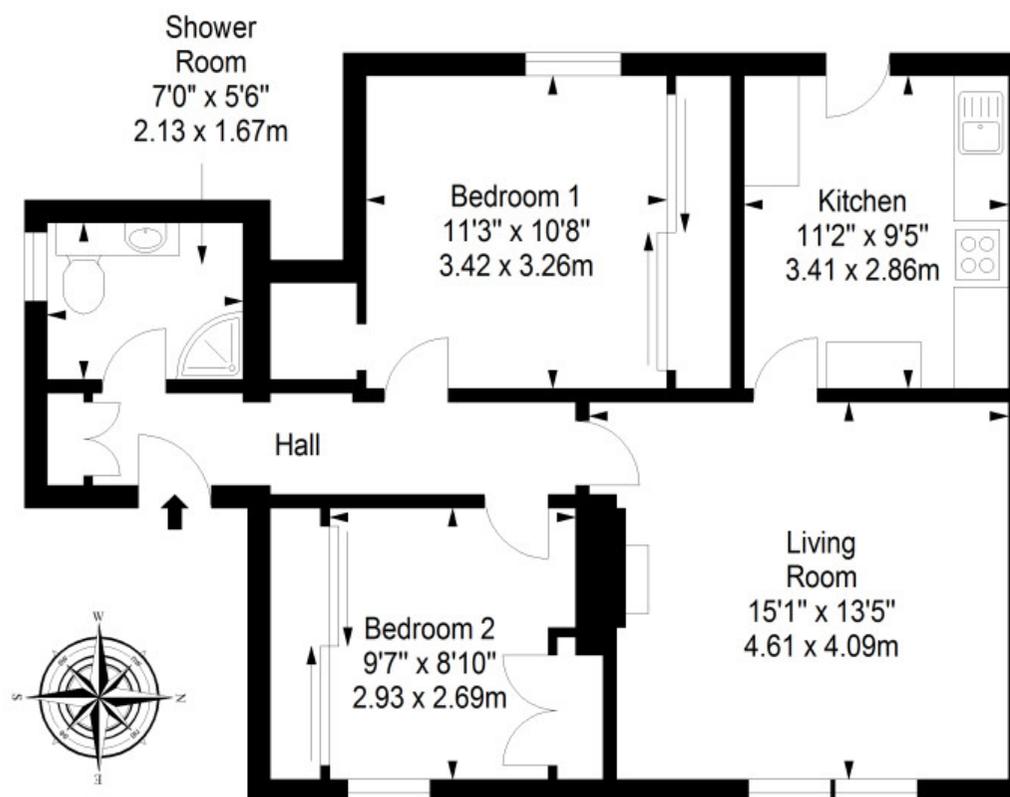
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

### Ground Floor

Approx. 66.4 sq. metres (714.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)