



GARDEN STIRLING BURNET

**48 FORTH VIEW**  
WEST BARNES, DUNBAR, EH42 1TZ



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Enjoying a picturesque location close to the countryside and within easy reach of the coast, this three-bedroom semi-detached house has a desirable setting in the village of West Barns near Dunbar. The home is stylishly presented throughout, enjoying modern interiors and a quality dining kitchen and shower room. In addition, it has private parking and a southeast-facing rear garden.

Inside, a naturally-lit hall offers a wonderful introduction and understairs storage. Directly ahead is the living room. Here, an elegant aesthetic is assured thanks to the neutral décor and classic accent wall, paired with a wood-inspired floor. The room is bathed in southeasterly light and it is framed by a handsome feature fireplace. A built-in cupboard completes the space. Next door, the southeast-facing dining kitchen has a sophisticated Shaker-inspired design and on-trend colour palette, fitted with blue cabinets and white worksurfaces. It has room for a table and chairs, and incorporates seamlessly integrated appliances (ceramic hob, oven, and fridge/freezer). An adjacent utility room provides garden access and an integrated washing machine. Also on the ground floor, there is a high-specification shower room, equipped with a storage-set washbasin, a hidden-cistern toilet, and a double walk-in shower enclosure.

## FEATURES

- Stylish semi-detached house
- Desirable location in West Barns
- By the countryside and coast
- Far-reaching countryside views
- Naturally-lit hall with built-in storage
- Southeast-facing living room
- Fashionable dining kitchen
- Utility room with garden access
- Three spacious double bedrooms
- High-specification 3pc shower room
- Low-maintenance front garden
- Landscaped, southeast-facing rear garden
- Private monoblock driveway
- Gas central heating and double glazing







A versatile double bedroom completes the first floor. Upstairs leads to the two remaining double bedrooms, which are both spacious and brightly illuminated. The principal bedroom further boasts built-in storage and a beneficial southeast-facing aspect with far-reaching countryside views. All three bedrooms have neutral décor, with the upper bedrooms also featuring fitted carpets. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a low-maintenance garden and monoblock driveway to the front, whilst to the southeast-facing rear, there is a landscaped garden that is easy to maintain and fully enclosed. The rear garden also offers excellent privacy, and is perfect for summer dining.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.









## DUNBAR

### West Barns

The lovely village of West Barns lies on the stunning East Lothian Coast, in Scotland's sunniest and driest location. West Barns is situated in an area of outstanding natural beauty, with John Muir Country park and the glorious extensive beach of Belhaven Bay on your doorstep. It benefits from its own primary school and the nearby Dunbar High School is only a mile away. The village lies 2 miles from Dunbar town centre which caters for you every day needs. Dunbar itself is renowned for its historic town centre, with its range of independent specialist shops and fantastic restaurants, serving award-winning cuisine. The town also offers grocers, bakers, butchers, banks, fine art galleries, coffee houses, hardware shops, a florist, chemists and a garden centre. On the outskirts of the town is a large supermarket and another large garden centre. The town is home to a state-of-the-art leisure centre offering a swimming pool, gym and fitness classes. For outdoor pursuits there are two golf courses, tennis courts, large sports ground and a surf school. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient and speedy access to Edinburgh, Berwick and beyond.



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To learn more about Dunbar







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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

