




GARDEN STIRLING BURNET

5 DOON AVENUE
DUNBAR, EAST LoTHIAN, EH42 1DL

 2	 1	EPC RATING D	COUNCIL TAX BAND B
--	--	---------------------	---------------------------



SUMMARY

Introducing a main-door upper villa which is brought to market in true walk-in condition, offering a blank canvas of décor throughout and high-quality finishings, including a statement kitchen and a modern bathroom. The two-bedroom property further benefits from a large, fully-enclosed garden and a desirable setting in sought-after Dunbar. It is close to amenities, schools, and transport links, and is just 45 minutes by car from Edinburgh city centre. The home is sure to be in popular demand amongst anyone seeking a relaxed coastal lifestyle. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, raised oven, fridge/freezer, dishwasher, and washer/dryer) to be included in the sale.









"A main-door upper villa in true walk-in condition, with neutral interiors, a stylish kitchen and a modern bathroom"







"Offers a coastal lifestyle in the popular East Lothian's town of Dunbar, near amenities, schools, and transport links"

FEATURES

- An upper villa with modern interiors
- Situated in the coastal town of Dunbar
- Neutral decoration throughout
- Private main-door entrance
- Naturally-lit hall with built-in storage
- Bright and airy living/dining room
- Stylish, ultra-modern kitchen
- Two double bedrooms with built-in storage
- Quality bathroom with overhead shower
- Private gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

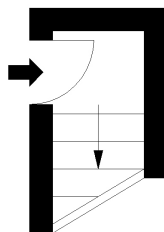
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

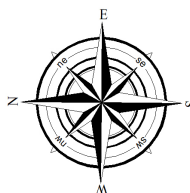
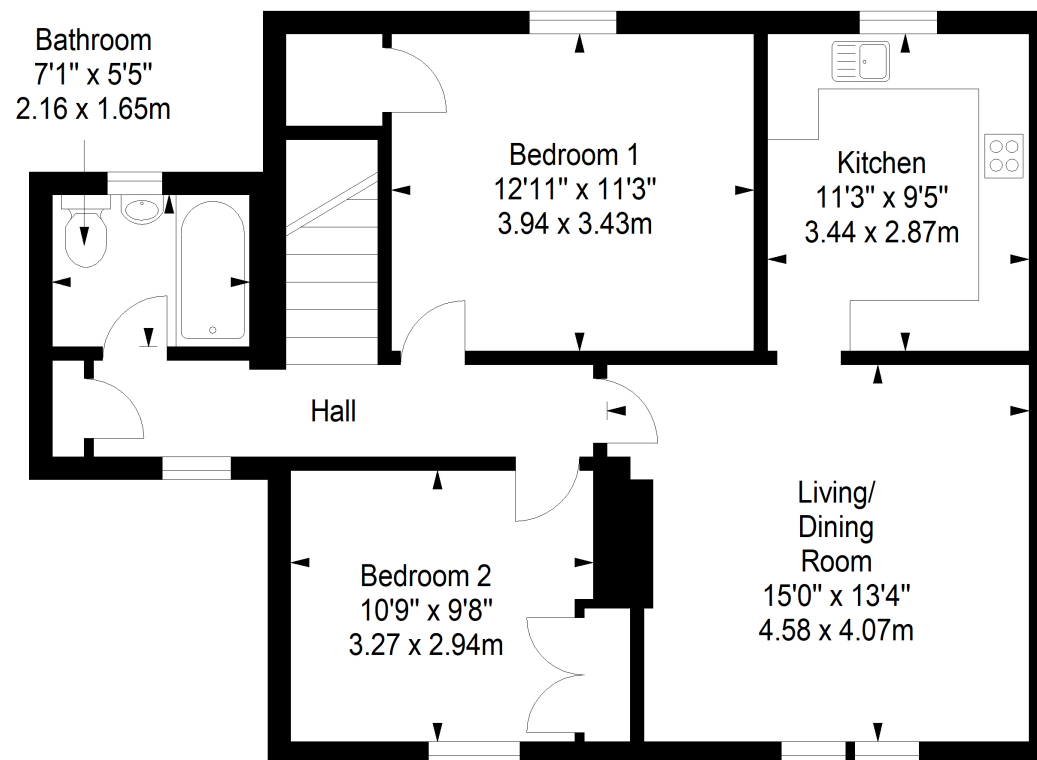
Ground Floor

Approx. 1.9 sq. metres (20.4 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)