



GARDEN STIRLING BURNET

**6A, FRIARS BANK TERRACE**  
DUNBAR, EH42 1BX



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EPC  
RATING

D

COUNCIL  
TAX BAND

B





## SUMMARY

Situated on Dunbar's High Street, this one-bedroom seaside home in an attractive tenement building offers spacious, modern accommodation with charming period features. The home boasts a dual-aspect living room with a focal fireplace and a south-facing, double-aspect breakfasting kitchen. Completing the accommodation is a spacious double bedroom as well as a contemporary shower with a heated towel rail and fitted storage space. Externally, the coastal home comes with a sunny private deck and terrace with outdoor seating, plus access to a secluded communal rear garden. It is also within walking distance of excellent amenities, gorgeous beaches, and convenient transport links.

Extras: all fitted floor and window coverings, light fittings, and integrated and freestanding kitchen appliances are to be included in the sale. \*All other furniture can be purchased by separate negotiation.\*











**"This one-bedroom flat enjoys a desirable location on Dunbar High Street with access to a wealth of amenities."**











**"The coastal home comes with modern interiors, lovely period features and traditional sash windows."**

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## **FEATURES**

- Attractive first-floor tenement flat
- Located in Dunbar's town centre
- Within walking distance of the beach and transport links
- Modern interiors with retained period features
- Bay windowed entrance hall
- Double-aspect living room with fireplace
- Sunny breakfasting kitchen
- Spacious double bedroom
- Modern shower room
- South-facing private deck
- Private terrace with a southerly aspect
- Mature communal rear garden
- On-street parking
- Gas central heating







WELCOME





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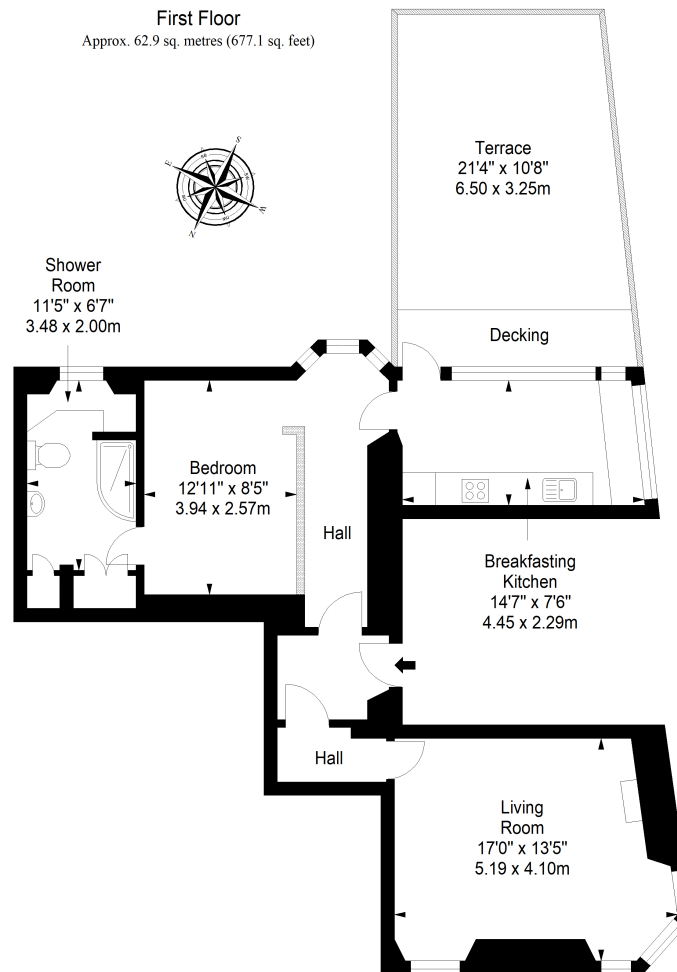


#### HOUSE SALES

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



Total area: approx. 62.9 sq. metres (677.1 sq. feet)