



GARDEN STIRLING BURNET

2 ASHFIELD COURT
DUNBAR, EAST LoTHIAN, EH21 7NT



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SUMMARY

This semi-detached house in sought-after Dunbar is perfect for young families and professionals seeking a relaxed coastal lifestyle, with good connections to the Capital. The modern interiors include two equally spacious double bedrooms with storage, a shower room, and a bright and airy reception room open to the kitchen and with garden access. Low-maintenance enclosed gardens with a sunny aspect can be found at the front and rear, and on-street parking is conveniently unrestricted.

Extras: All fitted floor and window coverings and light fittings are included.







"The property is quietly situated within walking distance of the town centre and rail links connecting to Edinburgh in just 30 minutes."







"Enclosed gardens to the front and rear enjoy a favourably sunny aspect and are paved/gravelled for easy upkeep."

FEATURES

- Quiet seaside town address
- Semi-detached house
- Entrance hall with storage
- Bright and spacious living/dining room with garden access
- Tasteful kitchen open to the reception room
- Two double bedrooms with storage
- Modern shower room
- South-facing enclosed gardens with two sheds
- Unrestricted on-street parking
- Gas central heating and double-glazing





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

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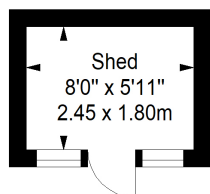
HOUSE SALES

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.

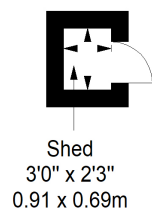
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

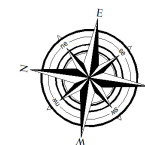
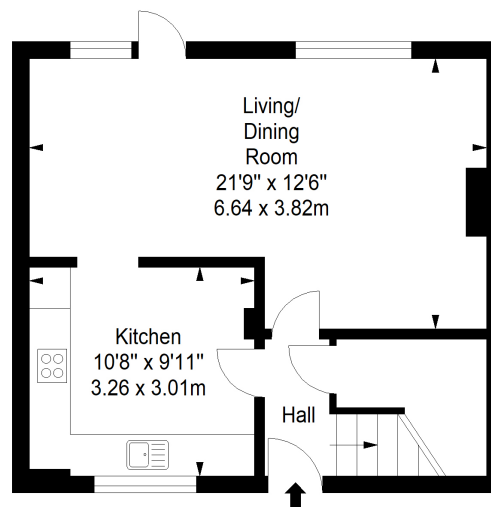
Shed
Approx. 4.4 sq. metres (47.4 sq. feet)



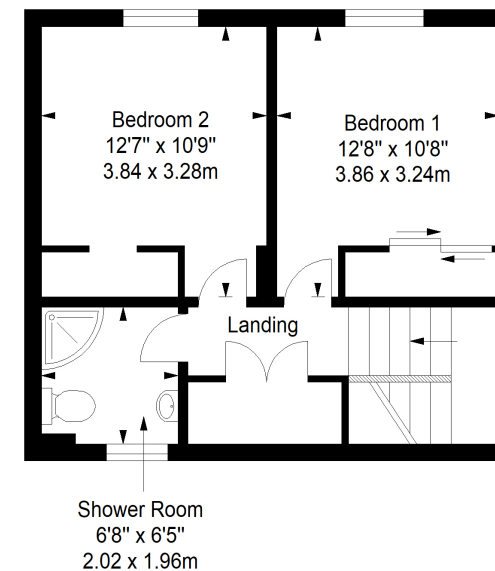
Shed
Approx. 0.6 sq. metres (6.4 sq. feet)



Ground Floor
Approx. 40.8 sq. metres (439.2 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.2 sq. feet)



Total area: approx. 86.6 sq. metres (932.2 sq. feet)