



  
GARDEN STIRLING BURNET

**11 BATTLE PLACE**  
DUNBAR, EAST LoTHIAN, EH42 1ZX

 **4** |  **2** | EPC RATING **B** | COUNCIL TAX BAND **G**





## SUMMARY

A striking four bedroom, three bathroom (plus a separate WC) detached house forming part of a sought-after contemporary development in Dunbar built by award-winning builder Robertson Homes in 2022. This ideal family home is immaculately presented with stylish, modern interiors and tasteful décor, including Amtico flooring, granite worktops and high quality integrated appliances. The home has a wealth of living space and is accompanied by a beautiful landscaped southwest-facing garden and excellent private parking. It is situated within enviable easy reach of all Dunbar has to offer, such as shops (including supermarkets and independent retailers), excellent state schools, transport links (including the train station) and scenic outdoor spaces, including beaches. All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.











**"The home is immaculately presented  
inside and out, with stylish interiors  
and a landscaped garden."**











**"The home is perfect for families, with four bedrooms, three bathrooms (plus a separate WC), and a wealth of living space."**

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## **FEATURES**

- Generous detached house in Dunbar
- Part of a sought-after contemporary development
- Beautifully presented, modern interiors with upgraded features
- Welcoming hallway with WC and garage access
- Elegant, light-filled living room
- Fabulous open-plan breakfasting kitchen, dining room, and garden room with cathedral windows and French doors
- Four double bedrooms (two with built-in wardrobes)
- Two en-suite shower rooms
- Four-piece family bathroom
- Southwest-facing, landscaped rear garden
- Integrated single garage with utility area and private double driveway
- Gas central heating, solar panels & double glazing









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HOUSE SALES

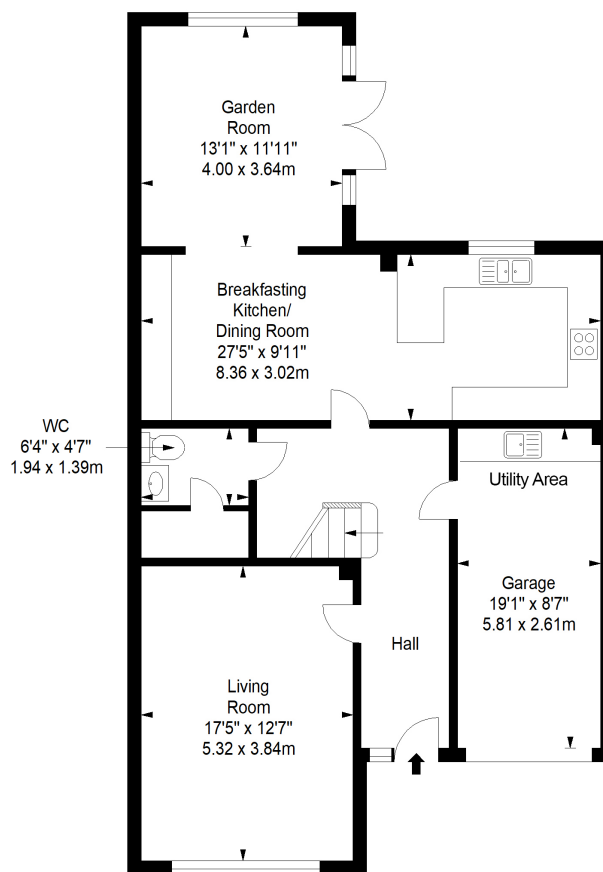
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

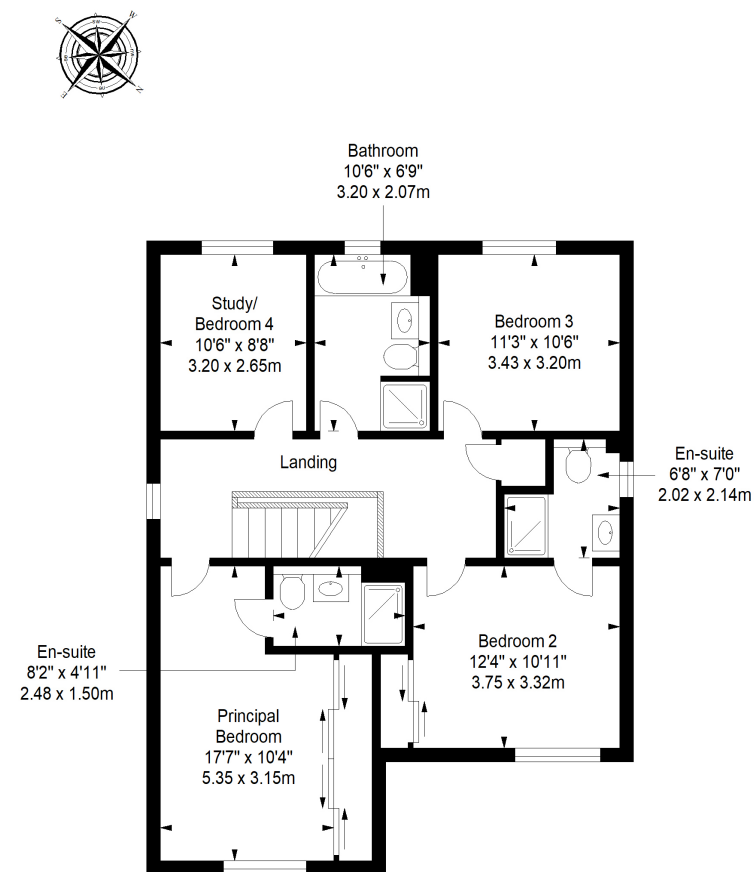
Ground Floor

Approx. 97.8 sq. metres (1052.7 sq. feet)



First Floor

Approx. 82.6 sq. metres (889.1 sq. feet)



Total area: approx. 180.4 sq. metres (1941.8 sq. feet)