

**28 Belhaven Road
Dunbar EH42 1DE**

Offers Over £340,000

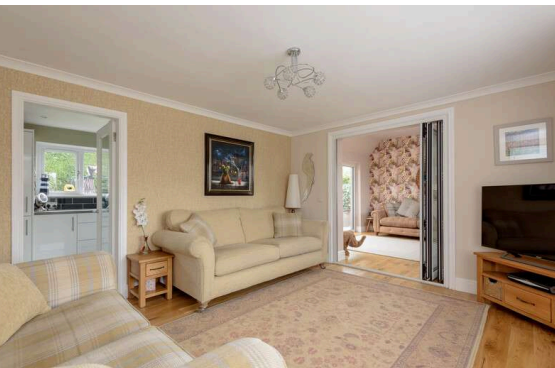
- Large living/dining room
- Family room
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Three double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Immaculate gardens to front and rear featuring hot tub included in sale
- Summer house/home office
- On-street parking and single garage

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Semi-Detached

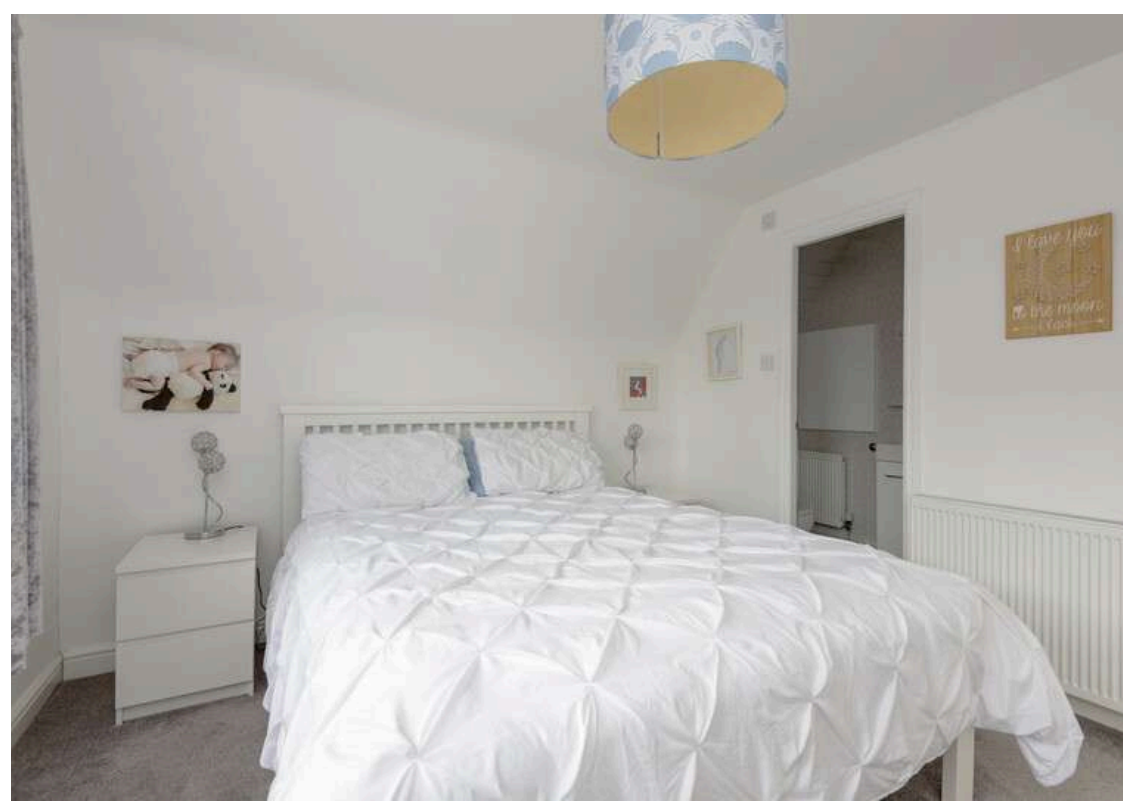
Blair Cadell is delighted to present this beautifully appointed three-bedroom semi-detached home, situated in the highly sought-after town of Dunbar. Offering spacious living areas and delightful gardens, this property is perfectly suited for family living. It will undoubtedly appeal to a wide range of buyers and must be seen to be fully appreciated.

The accommodation includes a generously sized living and dining room that has been thoughtfully extended to incorporate a versatile second living area – ideal for family gatherings or entertaining guests. The sleek kitchen is fitted with an array of floor and wall-mounted units, a gas hob, an electric oven, integrated appliances, and also provides access to a large under-stair cupboard, perfect for use as a pantry. The property boasts three double bedrooms, two of which feature built-in wardrobes, while the master bedroom features an en-suite with a mains walk-in shower and a stylish two-piece suite. Additionally, there is a family bathroom with a three-piece suite and a mains shower over the bath. The home benefits from gas central heating and double glazing throughout. The front and rear gardens are immaculately kept, with the rear garden featuring a summer house equipped with power and WiFi – an ideal space for home working. A jacuzzi is also included in the sale, offering a touch of luxury. On-street parking is readily available, and the property also includes a single garage.

Dunbar, a charming coastal town in East Lothian, Scotland, is celebrated for its breathtaking scenery and rich history. The region is popular with outdoor enthusiasts, including walkers, cyclists, and golfers. Dunbar, in particular, is renowned for its sandy beaches, cliffside walks, and scenic harbours. It is famously the birthplace of naturalist John Muir, and the town's High Street marks one end of the John Muir Way, a well-known cross-country footpath and cycle route. Dunbar boasts a vibrant community with schools, a library, churches, and various local interest groups, fostering a lively social scene. The town hosts numerous events, including the beloved Dunbar Traditional Music Festival. The High Street features an array of independent shops, cafes, and pubs, complemented by larger supermarkets nearby. Local amenities include a modern sports centre, parks, tennis courts, golf courses, a leisure centre with a swimming pool, and the picturesque John Muir Country Park. Dunbar is well-connected by transport links, with direct trains to Edinburgh, Berwick-upon-Tweed, and beyond. Additionally, a frequent bus service runs to and from Edinburgh, passing through other East Lothian towns along the way.

Viewing by appointment on 0131 337 1800

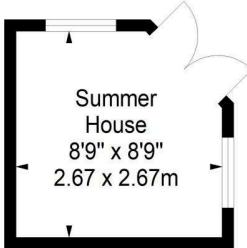
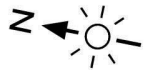




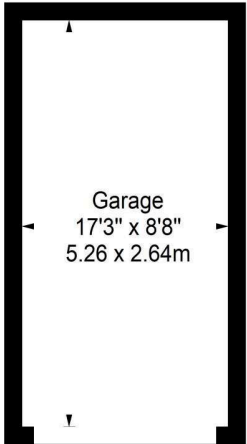
**Belhaven Road,
Dunbar,
East Lothian, EH42 1DE**



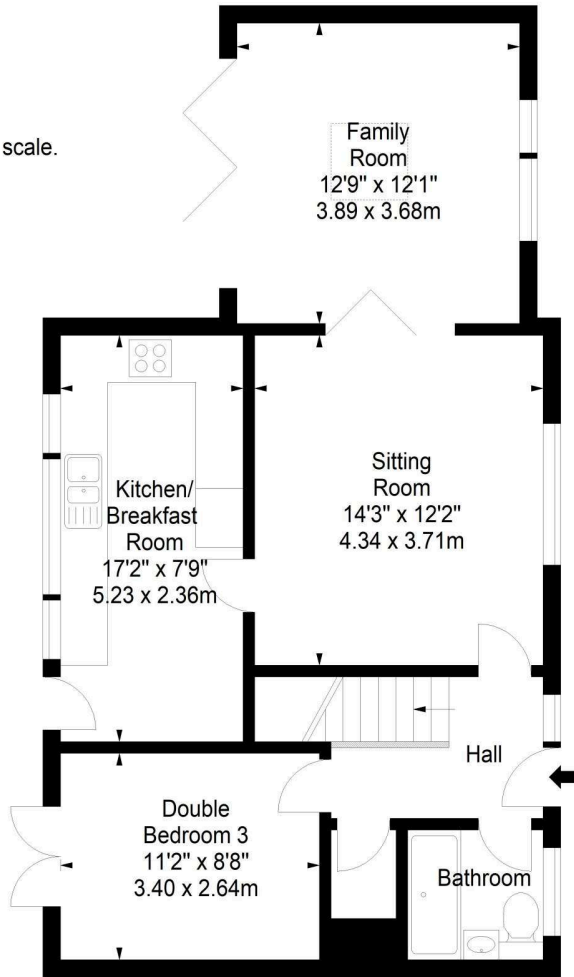
Approx. Gross Internal Area
1038 Sq Ft - 96.43 Sq M
Garage & Summer House
Approx. Gross Internal Area
222 Sq Ft - 20.62 Sq M
For identification only. Not to scale.
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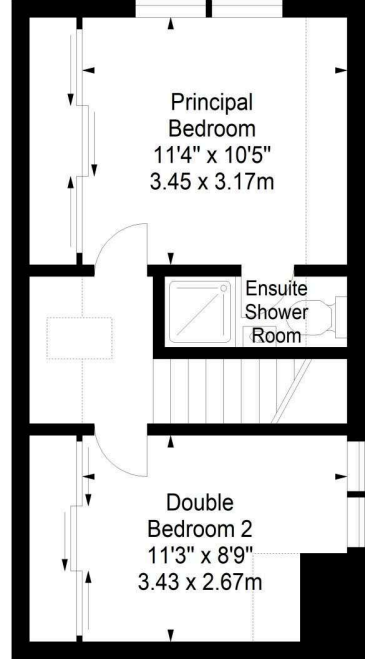
Ground Floor



Ground Floor



Ground Floor



First Floor



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