



GARDEN STIRLING BURNET

9 MEIKLE PARK ROAD
DUNBAR, EAST LoTHIAN, EH42 1XD



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This semi-detached house is situated within a cul-de-sac in a modern development in desirable Dunbar, enjoying two bedrooms, an open-plan living area, a family bathroom, and a wet room plus a good-sized garden. The home is ideally positioned for easy access to the primary school's Lochend campus (a short walk away through the woods), shops, transport links, and open spaces, as well as a children's park.

The home's front door opens into a hallway area, flowing openly into the open-plan kitchen and living room. The room is elegantly presented with modern décor, and it is accompanied by a large under-stair storage cupboard. The kitchen is fitted with modern wall and base cabinets, and granite-inspired worktops, with integrated appliances comprising an oven, hob, extractor fan, fridge, and washing machine.

The living area has French doors which provide a relaxing focal point as well as being an easy way to access the garden.. Completing the ground-floor accommodation is a practical wet room, comprising a shower area and a WC-suite.

FEATURES

- Semi-detached house in Dunbar
- Well-presented, modern interiors
- Entrance hall area
- Open-plan breakfasting kitchen and living room with French doors onto garden
- Two bedrooms (one with storage)
- Practical, modern wet room
- Separate family bathroom with shower-over-bath
- Good-sized rear garden
- Designated parking space
- Gas central heating and double glazing





Upstairs, a landing leads to a double bedroom, a single bedroom with storage, and a family bathroom. The sleeping areas are both elegantly decorated and carpeted for comfort, and one is accompanied by built-in storage, as well as enjoying a sunny southwest-facing aspect. The bathroom comprises a bath with an overhead shower, a pedestal basin, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a good-sized rear garden, created with nature in mind and featuring a spacious lawn, a newly established wildlife pond, paving, established planting areas, and a shed for outdoor storage. A designated parking space (as well as visitors' parking) can be found to the front of the property.

Extras: All fitted floor coverings, window blind in bathroom, light fittings, integrated kitchen appliances, and freestanding freezer will be included in the sale.







DUNBAR

Welcome to Dunbar, a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station and an old working harbour. The town itself offers a lively High Street with award-winning shops including fresh produce and grocers, a baker, fine art galleries, coffee houses, restaurants, hardware shops, a florist, chemists, and a garden centre. On the outskirts of the town is a large supermarket, garden centre, and fast-food outlet, in addition to the famous DunBear: an imposing sculpture tribute to John Muir, designed by Andy Scott, the Scottish sculptor also responsible for the Kelpies. Dunbar's state-of-the-art Leisure Pool also offers a family-friendly pool with a wave machine and flume, a gym, and fitness classes, in addition to independently-owned options: Sports + Fitness Hub, and Platinum Performance Centre which provides a top-of-the-range gym and martial arts facilities. The town benefits from a children's soft play centre, tennis courts, large sports grounds, two golf courses, a surf school, and an extreme water sport centre, as well as a popular family park on the outskirts. Dunbar is known for its outstanding schools, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.



SCAN HERE
To learn more about Dunbar





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HOUSE SALES

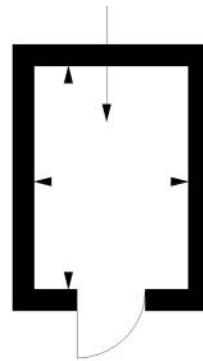
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

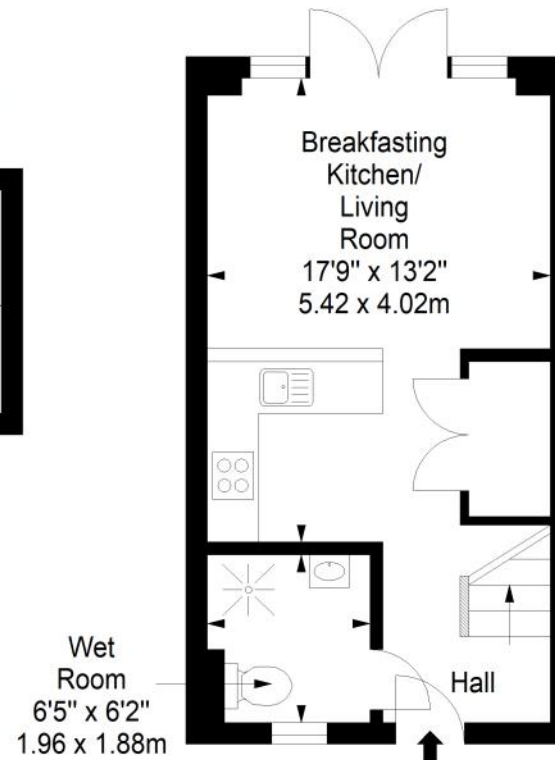
FLOORPLAN

Shed
Approx. 4.7 sq. metres (50.6 sq. feet)

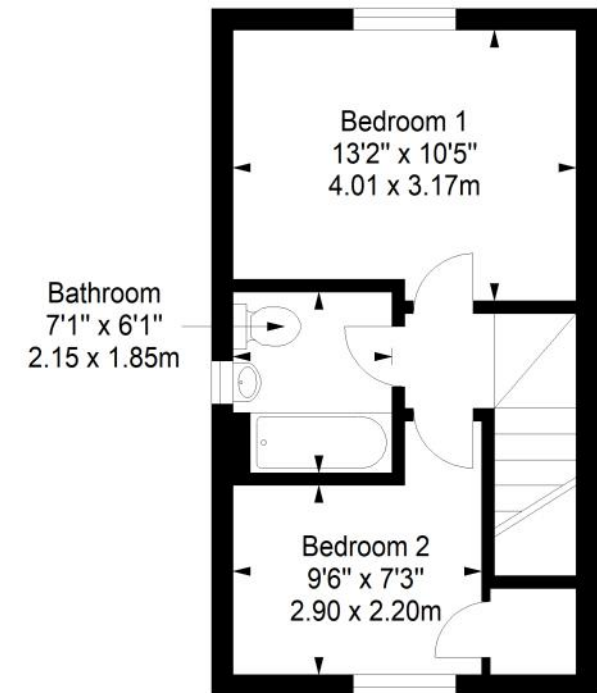
Shed
8'6" x 5'11"
2.60 x 1.80m



Ground Floor
Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)