



GARDEN STIRLING BURNET

9 CROMWELL COURT
SHORE STREET, DUNBAR, EAST LoTHIAN, EH42 1HN

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Set over the ground and first floors of an established development overlooking Dunbar's historic harbour and situated next to the beach, this main-door duplex flat offers two bedrooms, a large living room, a generous dining kitchen, and a shower room (plus a separate WC). Externally, the flat benefits from access to private residents' parking.

The flat's private front door opens into a welcoming entrance hall with built-in storage, leading into a kitchen on the right. Spanning the entire depth of the property, the kitchen is well-appointed with a wide range of wood-styled wall and base cabinets, spacious worktops, and splashback tiling, with provision made for freestanding and undercounter appliances, of which a fridge/freezer, cooker, and dishwasher are included. The kitchen also offers plenty of space for a seated dining area – perfect for family meals, dinner parties, and socialising. Upstairs on the first floor, a landing (with a useful WC) leads to a living room, occupying a generous footprint and stretching the width of the property. The room is neutrally decorated, carpeted for comfort, and features a homely fireplace, and it is illuminated by triple-aspect windows, capturing sunny natural light throughout the day and framing lovely views of the adjacent harbour.

FEATURES

- Main-door duplex flat in Dunbar
- Arranged over the ground and first floors
- Entrance hall with built-in storage
- Generous, triple-aspect living room
- Spacious dining kitchen
- Two bedrooms with built-in wardrobes
- Three-piece shower room
- Private residents' parking
- Gas central heating and double glazing





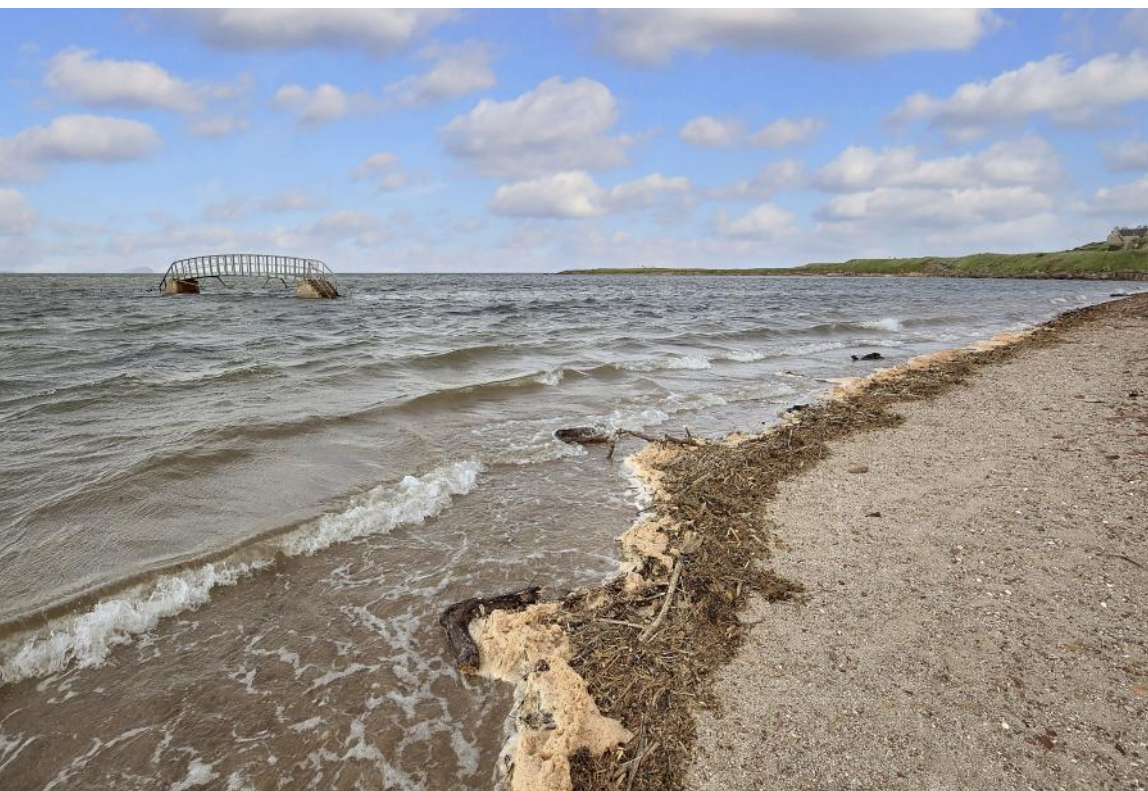
The flat offers two bedrooms, with one on the ground floor and the other on the first floor. The bedrooms are both supplemented by built-in wardrobes, and the smaller of the two has potential to be utilised as a home office, ideal for those requiring a quiet space to work or study from home. Finally, a shower room completes the accommodation on offer and comprises a large shower enclosure, a pedestal basin, and a WC. The home is kept warm by a gas central heating system and has double-glazed windows.

Externally, the development is accompanied by private residents' parking, and the beach is just a stone's throw away.

Extras: All fitted floor coverings, window coverings, light fittings, and kitchen appliances 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

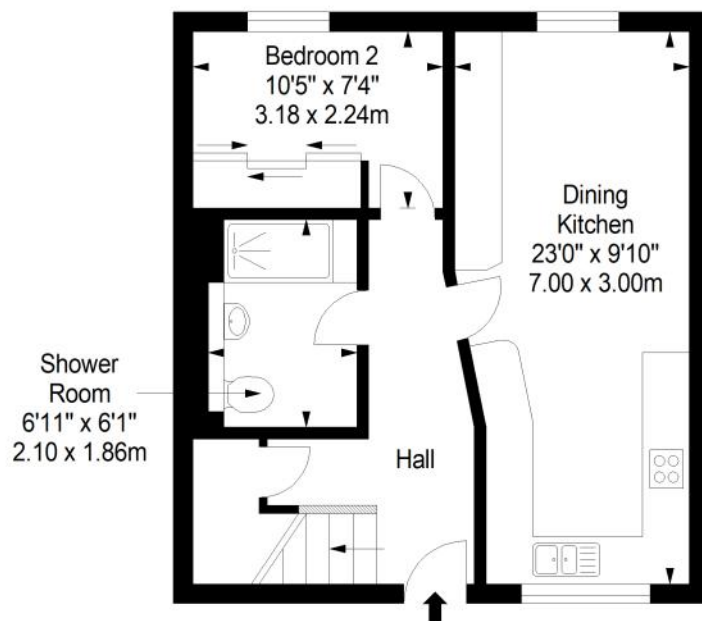
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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

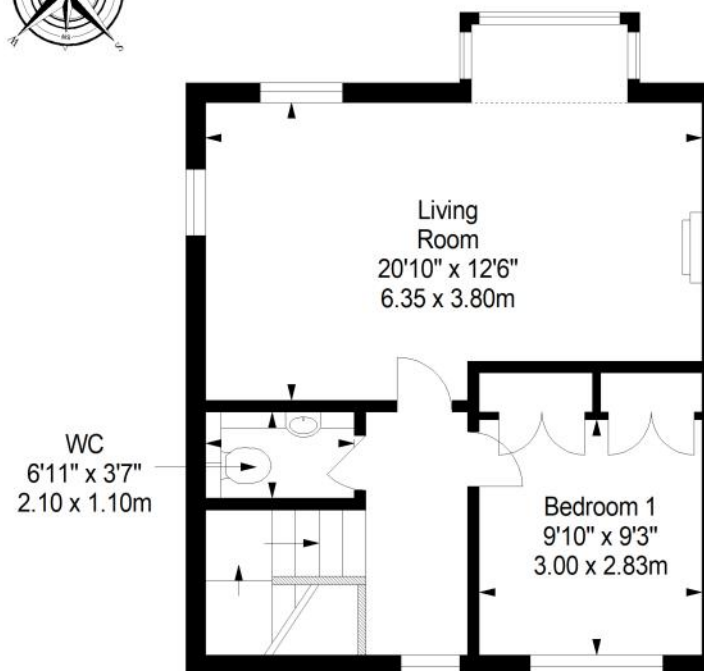
Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.4 sq. feet)