



GARDEN STIRLING BURNET

**6D FRIARSCROFT, DUNBAR**  
EAST LoTHIAN, EH42 1BP



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Located in the desirable coastal town of Dunbar, this remarkably spacious three-bedroom flat enjoys a quiet, yet central setting within easy walking distance of shops, schools, the beach, and rail links connecting to Edinburgh in under 30 minutes. The turnkey property benefits from a bright corner position on the first floor of a charming development. Its generously proportioned rooms are lit by classic twelve-pane windows and tastefully presented with a modern minimalist finish. There is also the convenience of on-site allocated parking, plus a well-maintained garden for shared use.

A secure communal stairwell leads up to the flat. Stepping inside, an entrance hall boasts multiple storage cupboards and soft carpeting underfoot, which continues into the adjoining reception room. The sizeable living area is bathed in sunny natural light from triple-aspect glazing, including a southwest-facing corner window. It promises a flexible footprint for lounge seating and dining furniture, with a social connection to the kitchen. The south-facing kitchen is well-appointed in an enduring fashion. Handsome wood-toned cabinets are paired with extensive counter space and stylish chevron flooring.

## FEATURES

- Central coastal town setting
- Understated modern interiors
- Generous first-floor corner flat in a desirable development
- Communal stairwell with secure entry
- Hall with good storage
- Multi-aspect living/dining room, with access to:
- Sunny tastefully-appointed kitchen
- Large principal suite with shower room
- Two further bedrooms with storage
- Bathroom with shower-over-bath
- Gas central heating and double glazing
- Allocated on-site parking
- Large communal garden





Additionally, there is an integrated electric oven and hob, an undercounter washing machine, and ample space for additional appliances. Also found within the home are three comfortably carpeted bedrooms. The sumptuous principal suite includes a bedroom with double west-facing windows and a shower room featuring attractive patterned flooring. Mirrored fitted wardrobes accompany the two remaining bedrooms. Completing the accommodation is a bathroom, offset by a patterned floor and partial aqua-panelling. The on-trend bathroom includes an L-shaped bath with a deluxe rainfall shower overhead. Gas central heating and full double-glazing provide warmth and efficiency.

Outside, the sought-after development provides residents with allocated parking and shared access to a large garden featuring a manicured lawn. Extras: All fitted floor and window coverings, light fittings, and integrated/freestanding appliances are 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 boasts a lively High Street with award-winning shops including fresh produce and grocers, bakers, butchers, banks, 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. Its state-of-the-art Leisure Pool also provides a gym and other fitness classes. The town benefits from tennis courts, large sports grounds, two golf courses and an extreme water sport centre. Dunbar is known for its outstanding schools, both at primary and secondary level. Prestigious private education is also on offer. A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.





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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

