



GARDEN STIRLING BURNET

68 DEMPSTER PLACE
DUNBAR, EAST LoTHIAN, EH42 1ZR



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This generous detached house forms part of a sought-after, contemporary development on the edge of Dunbar, offering four bedrooms, a large living room, a breakfasting kitchen/dining room, and two bathrooms (plus a separate WC), plus a landscaped garden, an integral single garage, and a private driveway. You are welcomed inside by a wide hallway, with a WC (with built-in storage) and garage access, where home's stylish interiors are introduced with pristine décor and Amtico flooring. To the left of the hall lies a living room, where a spacious footprint allows for various furniture configurations, and neutral décor is accompanied by an accent wall and a carpet. The room is illuminated by a large east-facing window. Continuing along the hall, you reach an open-plan kitchen and dining room, sure to be a sociable space for dinner parties, as well as being ideal for family life. A breakfast bar caters for morning coffee, whilst a dining area is set next to French doors opening onto the garden. The kitchen is fitted with glossy contemporary cabinetry, spacious worktops, and a selection of neatly integrated Siemens appliances. These comprise an oven, a microwave, a gas hob, an extractor hood, a fridge/freezer, and a dishwasher, whilst a utility room (with external access) supplements the kitchen and houses additional cabinetry, workspace, and space for laundry appliances.

FEATURES

- Generous detached house in Dunbar
- Beautifully presented, contemporary interiors
- Airy hallway with WC
- Spacious, east-facing living room
- Open-plan breakfasting kitchen/dining room with utility room
- Four well-proportioned bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Four-piece family bathroom
- Landscaped rear garden
- Integral single garage and private driveway
- Gas central heating and double glazing





On the first floor, an airy landing leads to the home's four bedrooms and a family bathroom. The two largest bedrooms are accompanied by built-in wardrobes and the principal further benefits from an en-suite, whilst the fourth bedroom is currently being utilised as a home office, highlighting the home's versatility. Finally, the family bathroom comprises a bath, a separate shower enclosure, and a WC-suite. Both washrooms have high-quality Villeroy & Boch sanitaryware and Hansgrohe fittings. Gas central heating (powered by a Vaillant boiler) and double glazing ensure year-round comfort and efficiency. Externally, the house is perfectly complemented by a beautifully landscaped rear garden, featuring high spec Artificial Grass, raised planters, feature lighting, a decked dining terrace, a barbecue hut (with light, power, and a fitted barbecue included) and a mono-blocked patio. Excellent private parking is provided by an integral single garage (with an electric door) and a driveway with an EV charger. Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and bedroom 3's wardrobe will be included.







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 Centre⁹. 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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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

