The garden room

In addition, a garden room (openly accessed from the kitchen/dining room) provides another reception area that is light and enticing. With full-height feature windows and French doors to the garden, this space is perfect for unwinding and socialising after dinner.

A CONTEMPORARY KITCHEN & DINING ROOM

Spanning the entire width of the property, the kitchen/dining room is an expansive space that can accommodate a large table and chairs, creating the ideal setup for lively dinner parties. It is also generously appointed with modern cabinets at base and wall-mounted level, offering fantastic storage. Including downlit worksurfaces and high-end integrated appliances, the kitchen is both fashionable and very practical. It extends out into the garden via French doors for summer entertaining as well. A separate utility room provides further storage and a quiet space for laundry.

HEADLINE

Sub-headline

Body

THE BEDROOMS

Spacious, practical and highly versatile

On the first floor, a galleried landing provides an airing cupboard before connecting to the four double bedrooms, all of which are laid with plush carpets underfoot comfort. Bedrooms one, two, and three also enjoy very generous proportions and jazzy feature walls set against a neutral backdrop. They come complete with built-in wardrobes too. In addition, the impressively large principal bedroom further boasts a contemporary en-suite shower room as well. Meanwhile, the fourth bedroom showcases the flexibility of the home, being organised as a study/ office. Adding to the versatility, the ground-floor snug can also be used as a fifth double bedroom if needed.

A family bathroom, en-suite, and WC

In addition to the WC and en-suite, the home has a stylish family bathroom which enjoys premium tile work and chic accent wallpaper. It is fitted with a four-piece suite, and is comprised of a hidden-cistern toilet, a half-pedestal washbasin, a towel radiator, a shower cubicle, and a double-ended bathtub with a handheld shower.

Extras: all fitted floor and window coverings, select light fittings, integrated kitchen appliances (five-burner gas hob, Siemens oven, Siemens microwave, fridge/freezer, and dishwasher) to be included in the sale. A washing machine and a tumble dryer may be available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

THE BATHROOMS

A BEAUTIFUL FAMILY-FRIENDLY GARDEN

The home is flanked between a low-maintenance front garden and a fully-enclosed rear garden. The latter is well-suited to families, enjoying a landscaped design that incorporates a neat lawn, as well as a patio and a timber deck. It provides lots of space and will certainly prove popular for summer dining. Ample private parking is also provided via a multi-car driveway (laid with monoblock paving) and a detached single garage.

a vibrant town on the breath-taking East Lothian coast

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.

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