



GARDEN STIRLING BURNET

**3 BRODIE ROAD**  
DUNBAR, EAST LOTHIAN, EH42 1FJ



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Forming part of a popular modern development, this three-bedroom semi-detached house offers an idyllic country and coastal lifestyle in sought-after Dunbar. It is set near the surrounding countryside, whilst still within easy reach of the town's spectacular beaches, as well as various amenities, transport links, and schools. The home is beautifully presented too, including a stylish kitchen and two washrooms. It also benefits from allocated parking and a family-friendly rear garden with a suntrap aspect. Stepping inside, you are greeted by a welcoming hall with built-in storage and a modern WC, which incorporates further fitted storage. The living/dining room is at the end of the hall, boasting a south-facing aspect and French doors to the rear garden – perfect for families. This bright and spacious reception area enjoys a neutral palette and a subtle feature wall, whilst a Quickstep Hydro wood-inspired floor brings a warm glow to the room. A built-in cupboard completes the space. Meanwhile, the kitchen is at the home's front, sporting an on-trend aesthetic with cream-coloured cabinets and wood-toned worktops. The modern design is further enhanced by seamlessly integrated appliances, which creates a sleek finish, alongside the practical storage solutions. Appliances include a gas hob, concealed extractor, raised oven, fridge/freezer, and dishwasher.

## FEATURES

- A beautiful semi-detached house
- Coast and country lifestyle in Dunbar
- Part of a popular modern development
- Hall with storage and a modern WC
- Living/dining room with rear garden access
- Modern kitchen with integrated appliances
- Two double bedrooms (one with built-in wardrobes)
- Versatile single bedroom/home office
- Attractive bathroom with overhead shower
- Private gardens to the front and south-facing rear
- Allocated parking space and visitors' spaces
- Gas central heating and double glazing





The three bedrooms are on the first floor. They are comprised of a neutrally decorated principal bedroom with two built-in wardrobes, a second double bedroom (decorated in light blue and with accent wallpaper), and the third bedroom which is a versatile single finished in light yellow. All three rooms are carpeted for comfort too. A bright three-piece bathroom, with attractive décor and an overhead shower, finishes the home. Gas central heating and double glazing ensure year-round comfort.

Outside, there are private gardens to the front and fully-enclosed rear. The latter enjoys a south-facing aspect and it features a neat patio, a decked area for relaxing in the sun, and an artificial lawn lit by ambient mood lighting. The property also has an allocated parking space, alongside three visitors' spaces.

Extras: all fitted floor coverings, select blinds, light fittings, integrated kitchen appliances, and a garden shed to 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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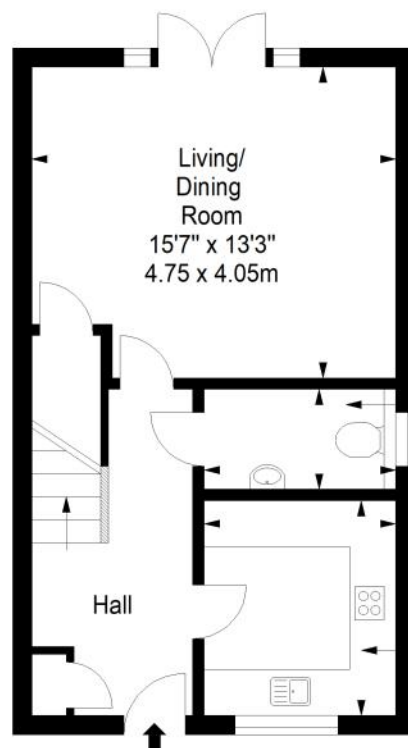
**HOUSE SALES**

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.

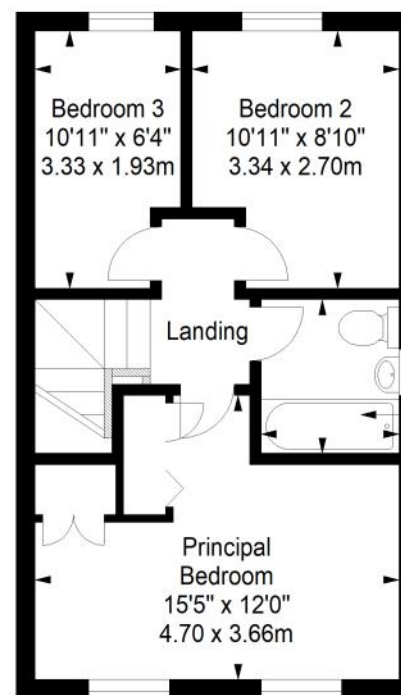
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

# FLOORPLAN

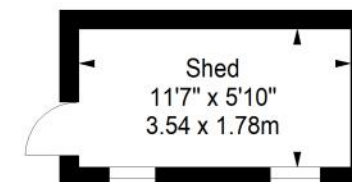
**Ground Floor**  
Approx. 40.1 sq. metres (431.6 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.6 sq. feet)



**Shed**  
Approx. 6.3 sq. metres (67.8 sq. feet)



Total area: approx. 86.5 sq. metres (931.0 sq. feet)

