



GARDEN STIRLING BURNET

**17 NEWHOUSE AVENUE**  
DUNBAR, EAST LoTHIAN, EH42 1NE



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Occupying a corner plot as part of a desirable neighbourhood, this four-bedroom detached house enjoys a sought-after location in the coastal town of Dunbar. It is within easy reach of amenities, schools, and bus and rail links, as well as the town's charming beaches. The property features spacious, well-presented rooms, including two reception areas and two shower rooms. It also boasts generous private parking and a southwest-facing garden.

Inside, a bright hall welcomes you, offering downstairs storage before leading through to the living room. Here, light décor and soft carpeting create an elegant aesthetic that is easy to style. This reception area has a large footprint for lounge furniture and a picture window for a flood of daily light. In addition, an open archway flows through to a lovely dining room, where patio doors extend out into the garden – perfect for summer entertaining. Conveniently next door, the breakfasting kitchen is spacious enough to accommodate another table and chairs for quick meals. It has a Shaker-inspired style, with generous cabinet storage and sweeping worksurfaces framed by metro-effect splashbacks. It comes with an integrated oven, ceramic hob, and concealed extractor, as well as a tall freestanding fridge. A separate utility room provides access to the rear garden.

## FEATURES

- Spacious detached house occupying a corner plot
- Sought-after location in the coastal town of Dunbar
- Bright entrance hall with downstairs storage
- Large living room and open-plan dining room
- Spacious, Shaker-style breakfasting kitchen
- Separate utility room with access to the rear garden
- First-floor landing with an airing cupboard
- Four double bedrooms (two with built-in wardrobes)
- Modern three-piece wet room on the ground floor
- Bright three-piece shower room on the first floor
- Well-maintained gardens to the front, side, and rear
- Multi-car driveway and a detached single garage
- Gas central heating and double-glazed windows





The ground floor is completed by a spacious double bedroom and a modern three-piece wet room. Upstairs, a landing (with an airing cupboard) leads to the three remaining bedrooms. All three bedrooms are bright and airy doubles, finished with light décor and snug carpeting. The principal and second bedrooms also benefit from built-in wardrobes with ample clothes storage. Finishing the accommodation is a bright three-piece shower room. The property has gas central heating and double glazing for year-round comfort.

Outside, the home has well-maintained gardens to the front, side, and rear. Ideal for families, the rear garden is fully enclosed and predominantly laid to lawn. It has a southwest-facing aspect too, capturing lots of daily sun. A long driveway and a detached single garage provide private parking for multiple vehicles.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a tall fridge, and a washing machine are 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 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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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

