



GARDEN STIRLING BURNET

**39 KELLIE PLACE, DUNBAR**  
EAST LOTHIAN, EH42 1GF



3



2

EPC  
RATING

C

COUNCIL  
TAX BAND

E



Presented in move-in condition, this attractive semi-detached house is a modern three-bedroom, two-bathroom family home quietly situated in the sought-after town of Dunbar. Adding further appeal is a secure south-facing garden and a private driveway with space for two vehicles. Central amenities, schools, and the train station are easily reached from the property, mostly by foot. Rail links connect to Edinburgh in just half an hour, making the town highly appealing to those wishing to retreat from the city for a relaxed coastal lifestyle.

The interior is entered through a vestibule, which includes a convenient WC cloakroom. This vestibule opens into a bright living room, which is plushly carpeted and filled with natural light from a wide window. It offers direct access to the kitchen with a dining area that opens onto the garden. This practical layout creates an inviting atmosphere perfect for daily family life and year-round entertaining. Enjoying sun throughout the day, the modern, naturally toned kitchen comes well-appointed with cabinetry and workspace, plus an integrated oven and gas hob, and a freestanding washing machine and tall fridge freezer.

## FEATURES

- Peaceful coastal town setting
- Understated modern interiors
- Attractive semi-detached house
- Vestibule with handy WC
- Bright living room, with access to:
- Sunny, well-appointed kitchen with dining area and garden access
- Two double bedrooms with storage
- One single bedroom
- Shower room in principal suite
- Family bathroom
- Enclosed south-facing garden
- Two-car private driveway
- Gas central heating and double glazing





Stairs from the living room lead to a landing (with storage) that grants access to three bedrooms, two doubles and a single, all softly carpeted for optimum comfort. The two larger rooms are fitted with wardrobes, with the principal suite also featuring an en-suite shower room. Completing this level is a family bathroom with a shower-over-bath. All washrooms in the home have an understated finish enhanced by attractive tile accents. The property has gas central heating and full double glazing for superb warmth and efficiency.

Outside, the fully enclosed, south-facing rear garden is easy to maintain. It boasts a bordered lawn and patio seating area alongside a useful shed for storage. A mono-block driveway at the front provides private parking for two vehicles.

Extras: The sale includes all fitted floor coverings, light fittings, and appliances. No warranties or guarantees shall be provided concerning any services, moveables, and/or appliances included in the price.







## Dunbar

Welcome to Dunbar, a vibrant town on the breathtaking 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 levels. 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.





**OFFERS TO:  
22 Hardgate  
Haddington  
EH41 3JS**

**Tel: 01620 825 368  
Fax: 01620 824 671**

**DX540733 Haddington**



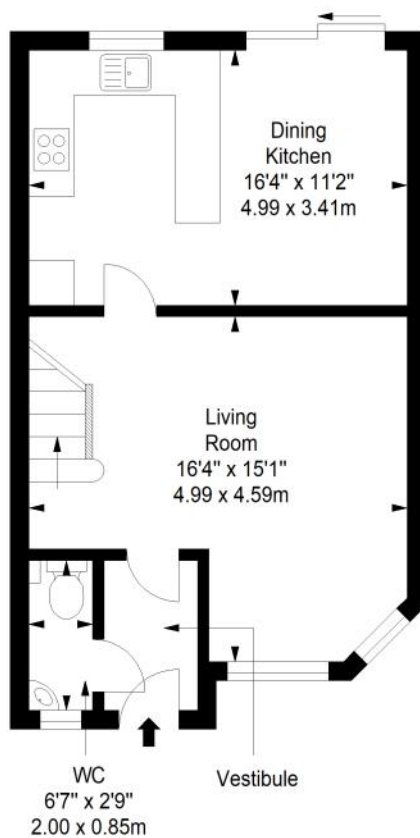
**HOUSE SALES**

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.

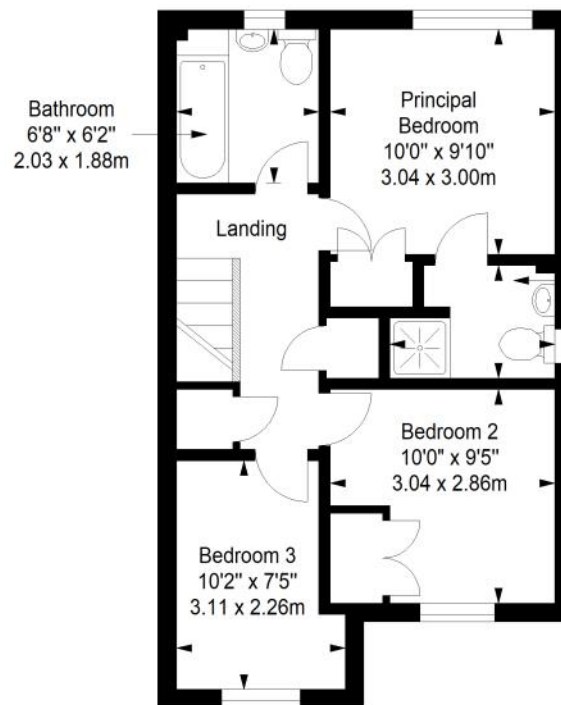
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

# FLOORPLAN

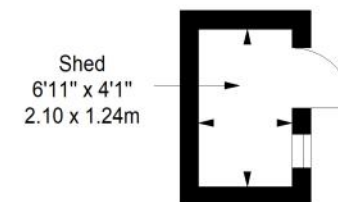
**Ground Floor**  
Approx. 42.2 sq. metres (454.3 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.5 sq. feet)



**Shed**  
Approx. 2.6 sq. metres (27.9 sq. feet)



En-suite  
7'3" x 4'11"  
2.22 x 1.51m



Total area: approx. 86.0 sq. metres (925.7 sq. feet)