



**6G GOLDENSTONES AVENUE**  
DUNBAR, EAST LOTHIAN, EH42 1LD



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EPC  
RATING



COUNCIL  
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This maisonette is arranged over the second and third floors of an established development in desirable Dunbar, offering two bedrooms, a spacious reception room, a kitchen, and a bathroom, all presented with stylish, modern interiors and neutral décor throughout. The property represents an ideal home for first-time buyers, professionals, couples, small families, and rental investors alike.

A secure shared entrance and stairwell lead to the home's front door on the second floor, where a hallway (with built-in storage) welcomes you inside. On your right, you step into a kitchen, fitted with stylish, modern dark-green cabinets, marble-inspired worktops, and a full complement of integrated appliances. These comprise an oven, microwave, induction hob, extractor hood, dishwasher, and washing machine. Continuing along the hall, you reach a reception room, offering plenty of space for configurations of both lounge and dining furniture. The dual-aspect room is filled with sunny natural light throughout the day and is elegantly presented with neutral décor and wood-style flooring. A fire recess (with a wood mantle and nestling an electric stove) creates a warming focal point.

## FEATURES

- Maisonette in sought-after Dunbar
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Sunny, dual-aspect living/dining room
- Stylish fitted kitchen
- Two double bedrooms (one with built-in storage)
- Contemporary bathroom with rainfall shower-over-bath
- Shared gardens
- Unrestricted parking
- Gas central heating and double glazing





On the upper floor, a landing (with built-in storage) leads to two double bedrooms and a bathroom. The bedrooms continue the attractive presentation of the preceding accommodation with neutral décor and comfortable fitted carpets, with one further benefiting from built-in storage. Finally, the bathroom comprises an L-shaped bath with an overhead rainfall shower and a glazed screen, a basin set into vanity storage, and a WC, enveloped by stylish wall and floor tiles. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is accompanied by shared gardens and has plenty of unrestricted parking just outside.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will 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

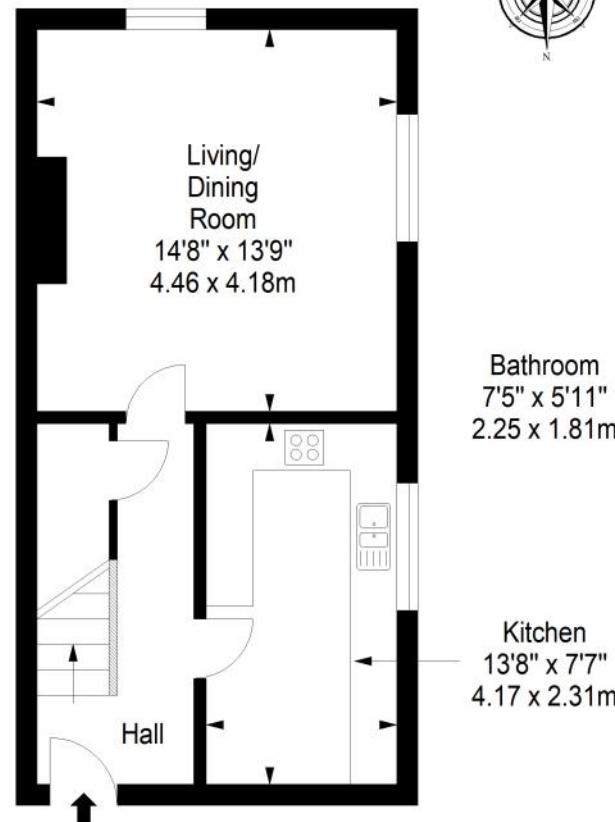
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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

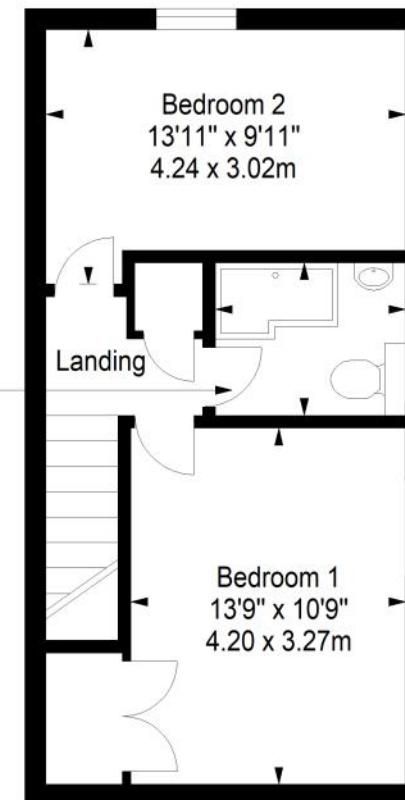
### Second Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



### Third Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 75.6 sq. metres (813.8 sq. feet)