



GARDEN STIRLING BURNET

**35 ASH GROVE, DUNBAR**  
EAST LoTHIAN, EH42 1PH



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This two-bedroom, two-bathroom house is quietly situated on the rural fringes of coastal Dunbar, a stone's throw from open greenery and within 20 minutes' walk of shops, train links, and schools. It is ready to move into, presented with subtle interiors and occupying a generous plot with attractive, easy-to-maintain gardens, which are enclosed and south-facing to the rear. There is also a multi-vehicle driveway for convenient private parking.

Welcoming you inside is a bright, carpeted hall with open understairs storage. The hall leads into the light and airy reception room, which provides a flexible, comfortably carpeted footprint for lounge seating and a dining table and chairs. A focal stone fireplace with a gas fire is flanked by useful cupboard storage and display shelving. Also reached from the hall is a modern kitchen borrowing plentiful natural light from an adjoining south-facing sunroom with garden access. The kitchen boasts stylish white cabinetry and wood-toned worktops offset by on-trend subway tiling. It is accompanied by an integrated electric oven and hob with a chimney-style hood, an under-counter washing machine, and an upright fridge freezer. The multi-purpose sunroom features contemporary wood-style flooring and gives access to a bright wet room with a rainfall shower, a basin, and WC.

## FEATURES

- Peaceful coastal town address
- Semi-detached house ready for its new owners
- Hall with open storage
- Bright and spacious living/dining room
- Modern light-filled kitchen
- Versatile sunroom with garden and kitchen access
- Two spacious double bedrooms with storage
- First floor bathroom and ground floor wet room
- Enclosed south-facing garden with shed
- Multi-vehicle private driveway
- Gas central heating and double glazing









The upstairs is reached via a carpeted stairway and landing. On this floor are two spacious double bedrooms, both carpeted and equipped with built-in storage. There is also the convenience of a bright three-piece bathroom featuring a bath with a shower tap attachment. The property has gas central heating and full double glazing for superb warmth and efficiency.

Outside, the front and rear have neat lawns. The secure rear garden also boasts a large suntrap seating patio, visually appealing planting, and a practical shed. Finally, a private driveway provides good off-street parking.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.









## 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 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 level. 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.









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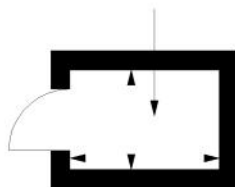
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

## FLOORPLAN

### Shed

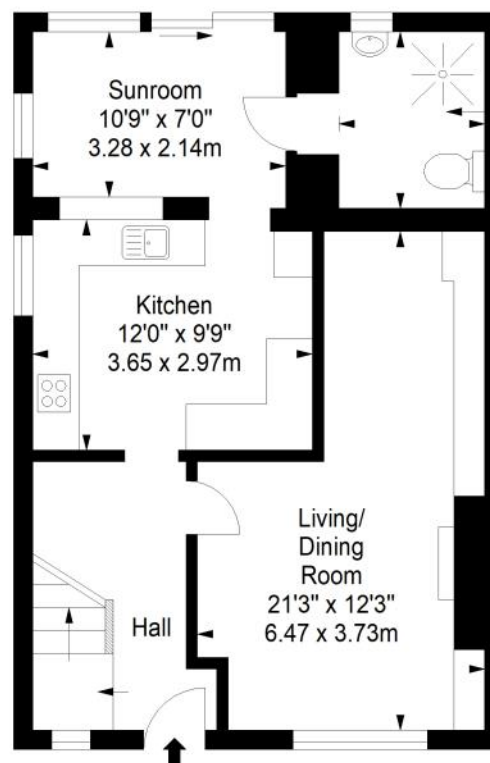
Approx. 2.4 sq. metres (25.8 sq. feet)

Shed  
6'4" x 4'2"  
1.94 x 1.26m



### Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



### First Floor

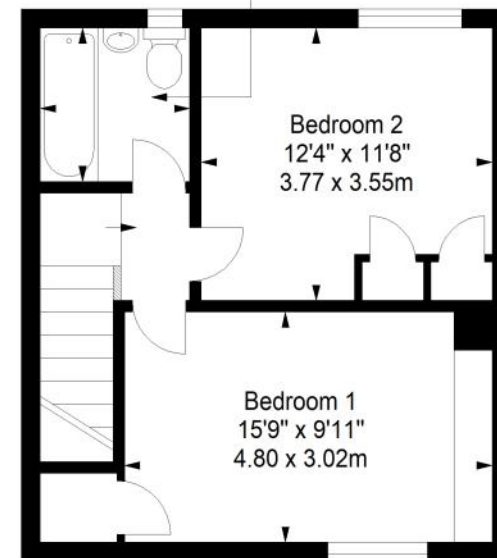
Approx. 39.5 sq. metres (425.2 sq. feet)

Wet Room  
7'7" x 6'3"  
2.30 x 1.91m

Bathroom  
6'5" x 6'4"  
1.96 x 1.94m

Bedroom 2  
12'4" x 11'8"  
3.77 x 3.55m

Bedroom 1  
15'9" x 9'11"  
4.80 x 3.02m



Total area: approx. 95.6 sq. metres (1029.0 sq. feet)