



# 1 CROWBILL ROAD

Dunbar, East Lothian, EH42 1YT



2

Public Room



4

Bedrooms



2

Bathroom



# 1 CROWBILL ROAD

Set on a corner plot on the outskirts of coastal Dunbar, this spacious detached house offers four/five bedrooms, one/two reception rooms, a south-facing dining kitchen, an en-suite shower room and a bathroom, and a guest WC, all presented with bold, modern interiors and attractive décor. The home further benefits from private gardens, a summerhouse, a private driveway with space for three cars and a single garage.

The property is set within easy reach of the coastal town's outstanding amenities, including shops (with a major supermarket close by and a wealth of independent retailers, cafés, coffee shops, and other everyday essentials on the high street), highly regarded local state and independent schooling, commuter links, including rail links with regular services to Edinburgh, and scenic open spaces, including the beach.











**B**  
EPC  
RATING

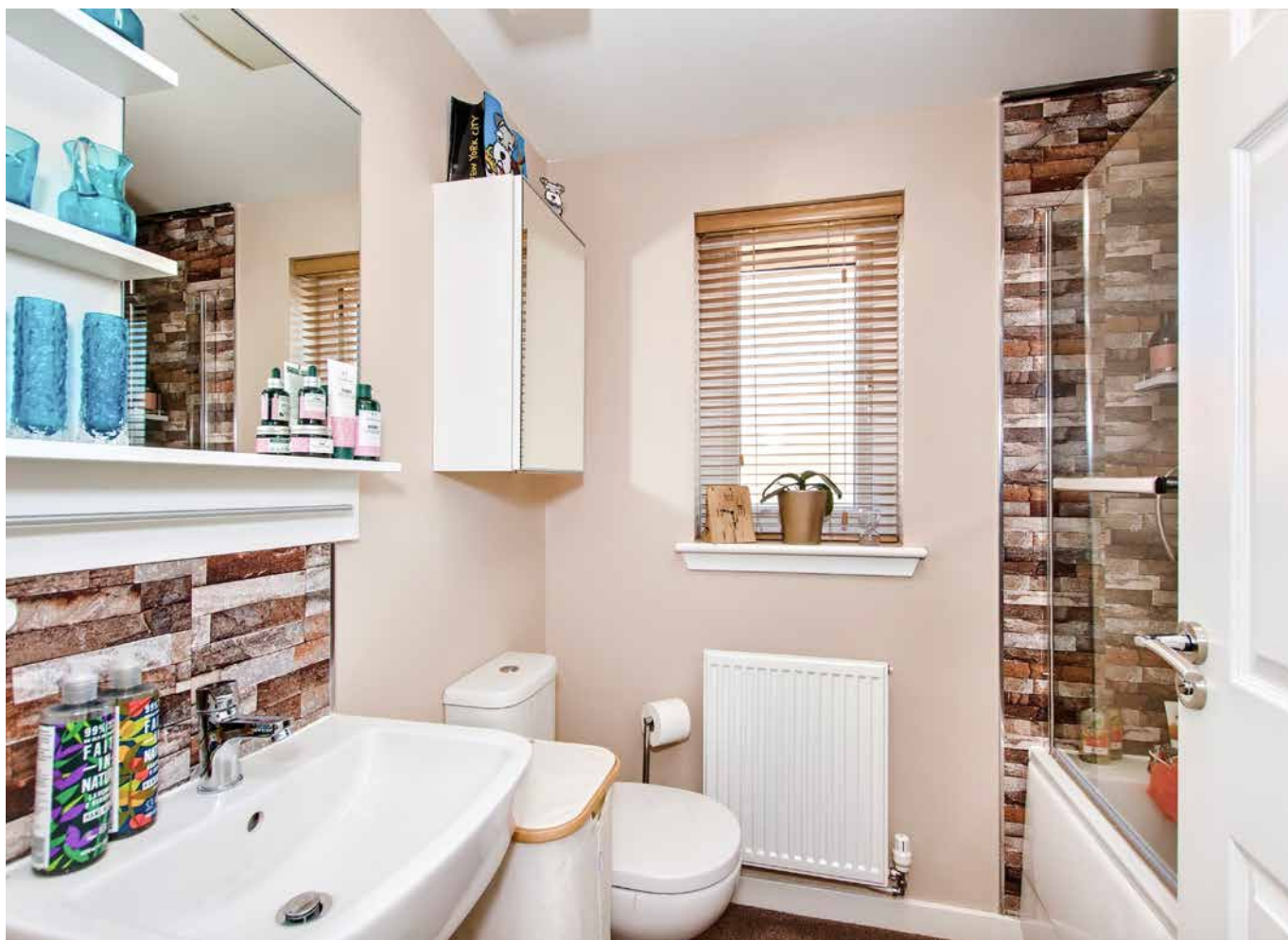
**D**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

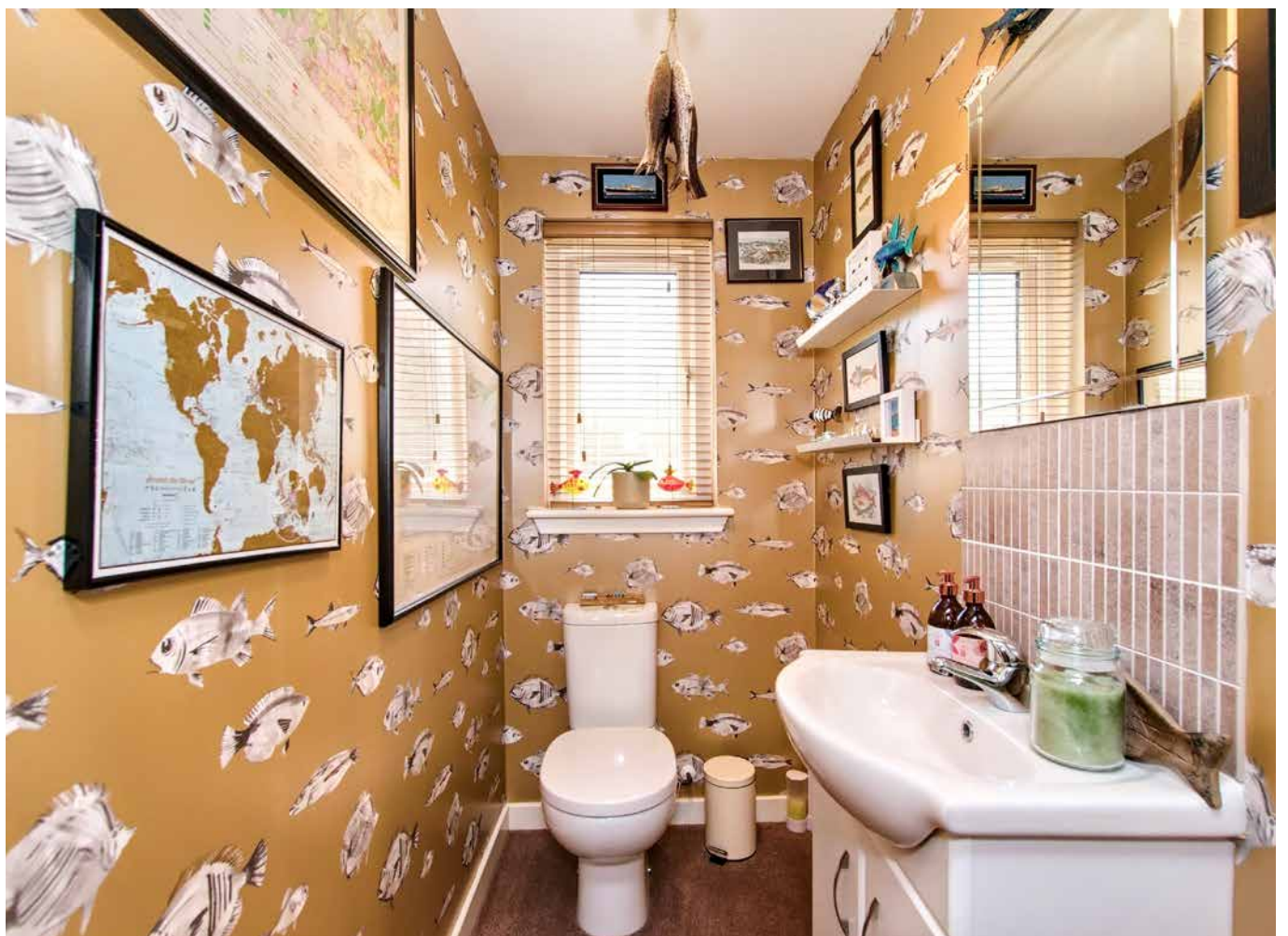
## Features

- Detached house on a corner plot
- Situated in the seaside town of Dunbar
- Attractive, modern interiors
- Entrance hall with storage and WC
- Double-aspect living room
- Versatile formal dining room/fifth bedroom
- Sunny dining kitchen with French doors to the garden
- Landing with storage
- Main bedroom with an en-suite shower room
- Three more spacious bedrooms
- Modern bathroom with overhead shower
- Private gardens to the front and rear
- Detached dual-aspect summerhouse on a deck
- Private garage and driveway parking













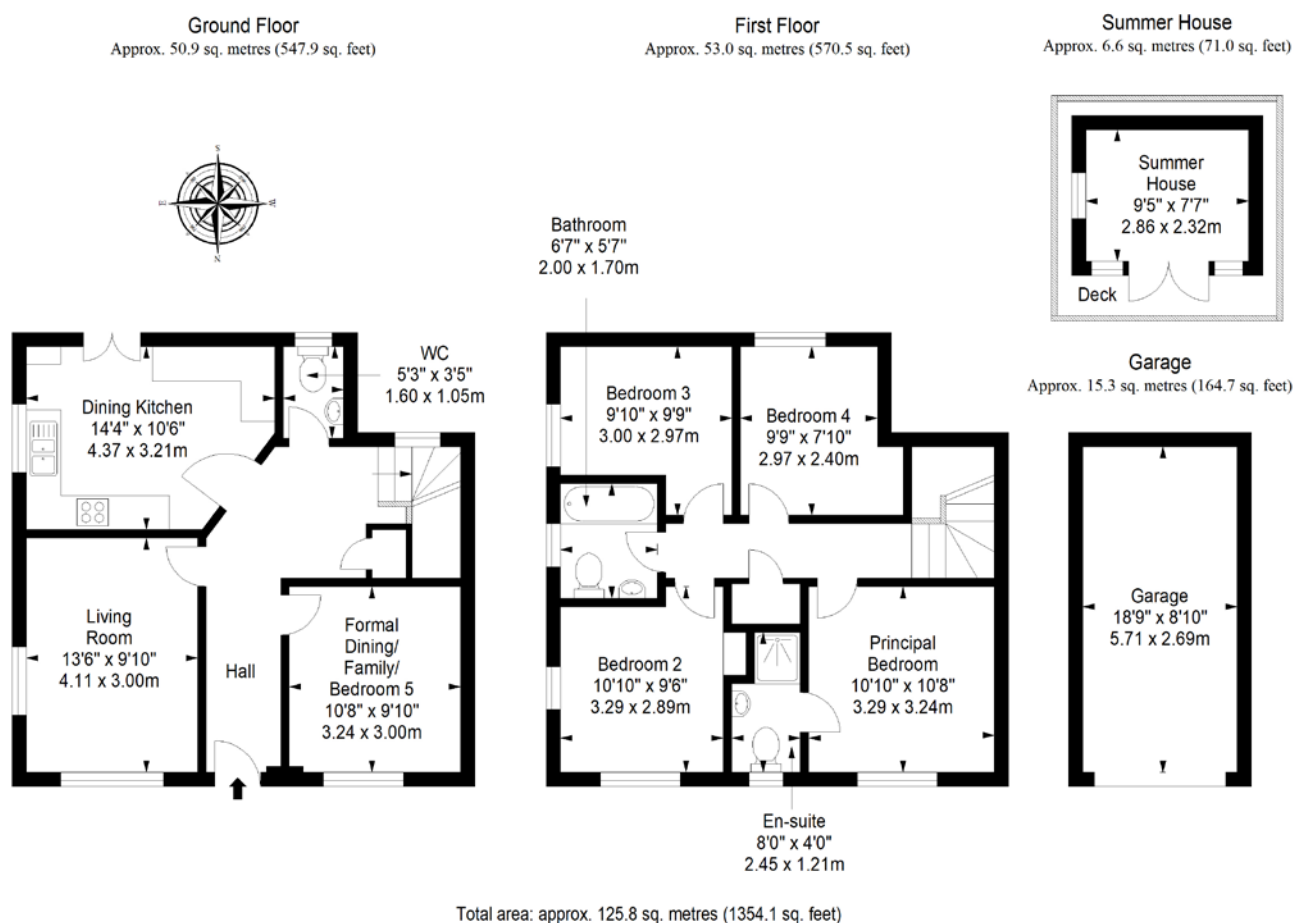
Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances will be included in the sale. Please note that no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Hacking and Paterson. The quarterly charge for this is approximately £30 to £35.



# DUNBAR, EAST LoTHIAN

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. The town benefits from a children's soft play centre, tennis courts, extensive 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 levels in both the public and private sectors, with the 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.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.