



GARDEN STIRLING BURNET

21 BEACHMONT COURT
DUNBAR, EAST LoTHIAN, EH42 1YD





Complemented by private parking and enclosed low-maintenance gardens, this detached bungalow is a remarkably spacious and practical home, featuring three bedrooms, two shower rooms (one en-suite), and convivial interconnected living spaces. The contemporary interiors enjoy a warm rustic charm, creating a wonderfully inviting family home, with bi-fold doors connecting many of the rooms to create a flexible, open-flowing layout. Located in the desirable seaside town of Dunbar, the property enjoys a peaceful residential setting within walking distance of central shops, the train station, and a primary school, with the grammar school just a short drive away.

The home is immediately welcoming as you enter via a sunroom with excellent fitted storage and access to the kitchen. The kitchen features a central dining area and snug arranged around a homely living-flame stove, and flows into a spacious multi-aspect living room with access to the rear garden. The light-filled kitchen enjoys a timeless country-style aesthetic in natural wood tones, featuring modern and traditional cabinets, generous workspace, a Belfast sink, and attractive patterned tiling. There is ample space for freestanding appliances, while an adjoining utility room provides plentiful extra storage.

FEATURES

- Spacious detached bungalow in coastal Dunbar
- Exceptionally charming contemporary interiors
- Entrance via a southerly-facing sunroom with storage and kitchen access
- Country-style kitchen with a central dining area and snug with a living-flame stove
- Multi-aspect living room with garden and kitchen access
- Principal suite with garden access and stylish shower room
- Two further double bedrooms (one with fitted storage)
- Practical wet room and utility room with storage
- Enclosed patio gardens with a shed and sunny southwest-facing aspect
- Attractive front garden laid to lawn
- Private driveway
- Gas central heating and double glazing





The three double bedrooms on offer include a sky-lit principal bedroom enhanced by direct garden access and an en-suite shower room with an enclosure featuring a rainfall shower and striking aqua-toned tiling. The two remaining bedrooms (one with fitted storage) benefit from the afternoon sun, presenting ideal options for a study or home-working area. A naturally-lit and practical wet room completes the accommodation, which is kept warm and efficient via gas central heating and full double glazing.

Externally, to the front of the property there is a private driveway, a neat lawned garden, and an enclosed southwest-facing patio – a secluded and sun-filled spot for relaxation. A further enclosed and paved garden lies to the rear and sides, housing a useful shed.

Extras: All fitted flooring, selected window coverings, and light fittings are included in the sale. Appliances may be available by separate negotiation.







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. 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.







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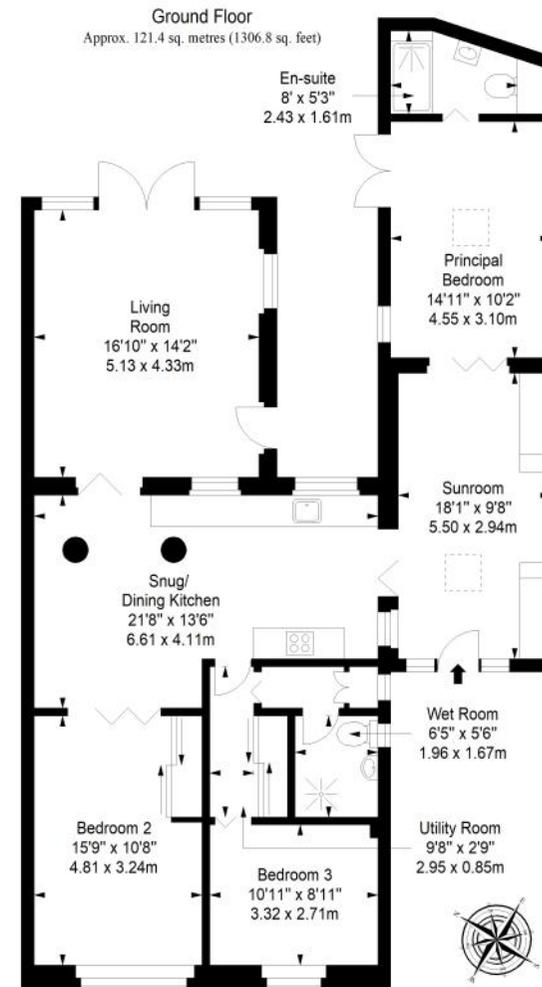


HOUSE SALES

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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



Total area: approx. 121.4 sq. metres (1306.8 sq. feet)