



GARDEN STIRLING BURNET

11 LETHAM ROAD
DUNBAR, EAST LOTHIAN, EH42 1AL



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Welcome to a three-bedroom detached bungalow which offers bright and spacious accommodation with a blank canvas of décor throughout – the perfect aesthetic for new buyers. This beautiful home further boasts two reception areas, a Shaker-inspired kitchen, and a contemporary shower room. It also has secure private parking and a suntrap garden. Furthermore, the property has a central location in sought-after Dunbar, providing a relaxed coastal lifestyle close to all the town offers (including the beaches).

Stepping inside, a bright vestibule welcomes you in, flowing through to a hall with generous cloak storage. The living room is on the left, enjoying a large footprint and triple-aspect glazing (which includes a box bay window) for a flood of daily light. Neutral decoration and soft carpeting add to the airy ambience, while a handsome feature fireplace frames the room with a focal point for arranging furniture. Next door, the dual-aspect kitchen/dining room has spacious dimensions, easily accommodating a table and chairs alongside a generously appointed range of clotted-cream cabinets and sweeping worktops in stone effect. Multi-coloured splashbacks elevate the space further along with the integrated appliances (induction hob, double oven, fridge/freezer, dishwasher, and washing machine).

FEATURES

- A large detached bungalow with beautiful interiors
- Central location in sought-after Dunbar
- Close to all the town offers, including the beaches
- Neutral decoration and modern finishings
- Bright vestibule and hall with built-in storage
- Large living room with a box bay window
- Conservatory with a south-facing aspect
- Shaker-inspired kitchen/dining room
- Two double bedrooms with built-in wardrobes
- Versatile bedroom/office with built-in wardrobe
- Contemporary three-piece shower room
- Leafy front and south-facing rear gardens
- Side driveway and secure garage
- Gas central heating and double glazing





A conservatory with a south-facing aspect extends from here, providing a delightful setting for unwinding and socialising. Echoing the aesthetic of the living area, the three bedrooms all enjoy neutral décor and soft carpets, as well as built-in wardrobes for clothes storage. The principal and second bedrooms are both airy doubles, whereas the third bedroom is a versatile space that is currently used as an office. An on-trend three-piece shower room completes the interiors, providing a WC suite with storage and countertop space, a ladder-style towel radiator, and a double walk-in shower enclosure. Gas central heating and double glazing ensure year-round comfort. Externally, the home has a leafy front garden and a side driveway leading to a secure garage. To the south-facing rear, there is also a low-maintenance garden which is fully enclosed by a high fence. Designed for outdoor dining and summer relaxation, this garden captures an abundance of sun throughout the entire day. Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances are 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. 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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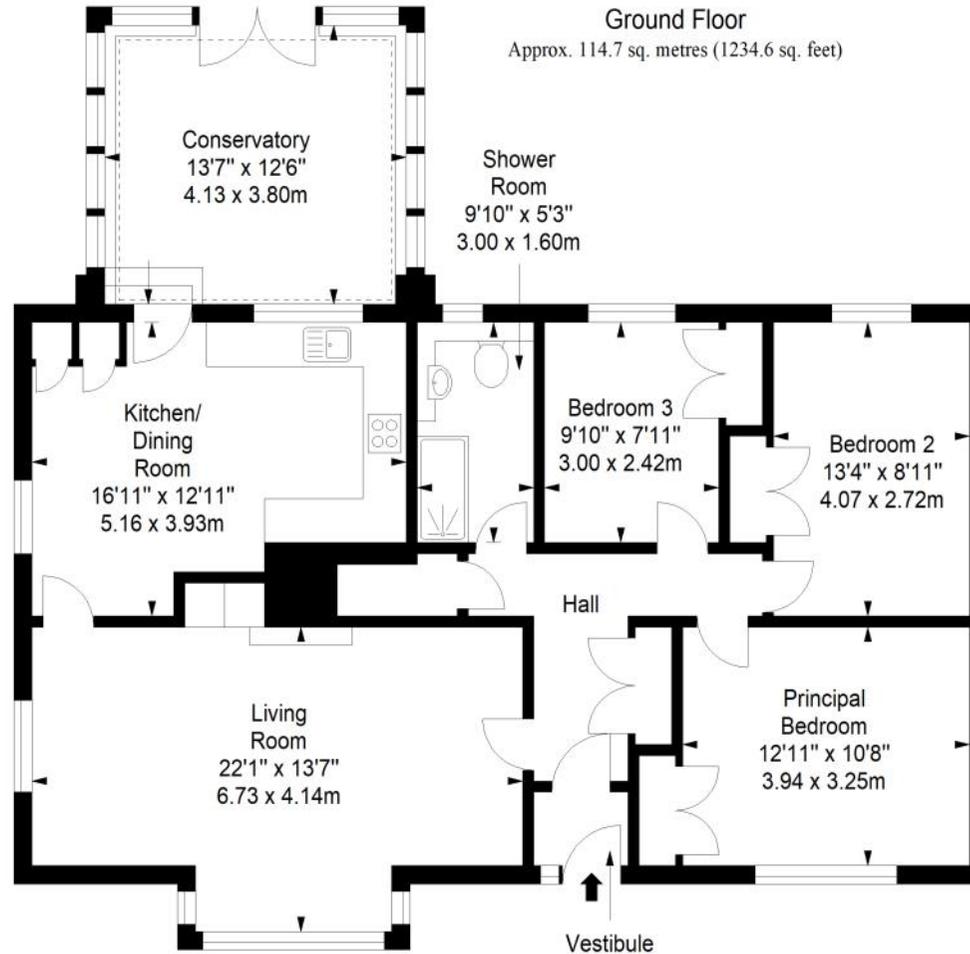
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HOUSE SALES

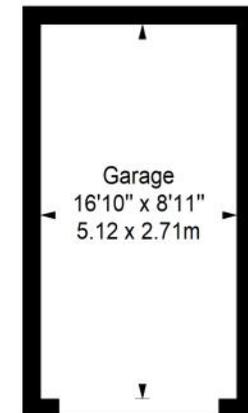
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon 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



Garage
Approx. 13.8 sq. metres (148.5 sq. feet)



Total area: approx. 114.7 sq. metres (1234.6 sq. feet)