



1 NARNI WAY, DUNBAR
EAST LoTHIAN, EH42 1FP



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Thoughtfully presented with tasteful contemporary styling, this semi-detached house in the desirable coastal town of Dunbar offers a welcoming and comfortable family home. The accommodation includes three bedrooms, a bathroom and a ground-floor guest WC, a stylish integrated kitchen, and a bright and airy reception room opening onto a secure garden. To the front is the convenience of private parking. The property enjoys a peaceful residential setting, close to the A1 for swift commuting, within walking distance of a primary school, and just over a mile from the town centre, secondary education, and the train station.

The entrance hall, home to useful storage and the guest WC, introduces the décor on offer, with tree-motif accent wallpaper and handsome oak-inspired flooring flowing seamlessly into the kitchen and reception room. Providing a bright, flexible space for comfortable seating and dining, with built-in storage, the reception room is beautifully presented with classical wall panelling, softly patterned feature walls, and a focal fire surround. On warmer days, the space extends onto the garden via French doors. Completing the ground floor is a bright and stylish wood-toned kitchen neatly integrated with a dishwasher, washing machine, fridge freezer, double oven, and gas hob with a hood.

FEATURES

- Peaceful setting in the desirable coastal town of Dunbar
- Modern semi-detached house with stylish interiors
- Welcoming entrance hall with storage and guest WC
- Elegant living/dining room with storage and garden access
- Bright, fully integrated kitchen
- Two double bedrooms (principal with fitted wardrobe)
- One single bedroom or ideal study
- Bright family bathroom with shower-over-bath
- Secure rear garden with three sheds
- Convenient private parking
- Gas central heating and double glazing





The stairs and upper landing continue the décor from the hall and are softly carpeted, with this comfortable finish flowing into the three bedrooms. The principal bedroom features twin windows and a large fitted wardrobe, whilst the second double bedroom and the single bedroom overlook the garden, each boasting its own attractive decorative finish. Completing this level is a bright family bathroom with a shower-over-bath, framed by décor in calming botanical greens. Gas central heating and double glazing ensure a warm and efficient home throughout.

Outside, the fully enclosed rear garden is laid to lawn and includes three timber sheds, providing valuable additional storage, whilst single-car private parking is provided to the front of the house.

Extras: All fitted flooring, window coverings, light fixtures, and integrated 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 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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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

