




GARDEN STIRLING BURNET

27 JOHN MUIR CRESCENT
DUNBAR, EAST LOTHIAN, EH42 1GE



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RATING



COUNCIL
TAX BAND



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Set within a peaceful residential development in the desirable coastal town of Dunbar, this well-presented three-bedroom semi-detached house offers a bright, flexible family home with a private garden, driveway parking, and attractive contemporary interiors throughout. The property enjoys a convenient position close to local amenities, schooling, and transport links, with easy access to the town centre, beaches, and the A1 for commuting further afield. With its coastal setting, practical layout, and move-in-ready presentation, this attractive home will appeal to a wide range of buyers seeking comfort, convenience, and easy access to everything Dunbar has to offer.

The front door opens into a welcoming entrance hall, finished in crisp neutral décor and providing access to a ground-floor WC and practical built-in storage. To the front of the property, the garage has been converted into a versatile dining/family room offering space for family meals, home working, or entertaining. There is a modern kitchen, thoughtfully designed with sleek cabinets, ample worktop space, and integrated appliances, including oven, microwave, gas hob, fridge/freezer, dishwasher and washing machine. To the rear, a comfortable living room enjoys direct access to the enclosed rear garden via French doors, creating a natural flow between indoor and outdoor living.

FEATURES

- Three-bedroom semi-detached house
- Sought-after coastal town location
- Entrance hallway with guest WC
- Generous living room with garden access
- South-facing dining/family room
- Modern kitchen with integrated appliances
- Two double bedrooms (Principal with en-suite shower room)
- Bedroom/ home study
- Four-piece family bathroom
- Enclosed rear garden with shed
- Gas central heating and full double glazing
- Private driveway for off-street parking





Upstairs, the accommodation comprises three bright, well-proportioned bedrooms, including a generous principal bedroom with an en-suite shower room. The remaining bedrooms are served by a contemporary bathroom, finished with a white four-piece suite and tasteful tiling. Gas central heating and full double glazing ensure that the property is warm and energy efficient.

Externally, the property benefits from a fully enclosed rear garden, combining a lawn and paved patio area ideal for relaxing, dining, or play, as well as a handy shed for storage. A driveway to the front provides convenient off-street parking.

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





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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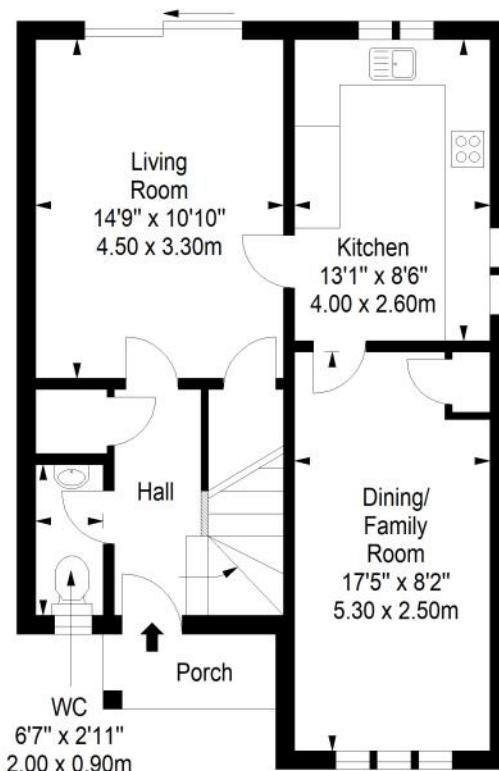
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

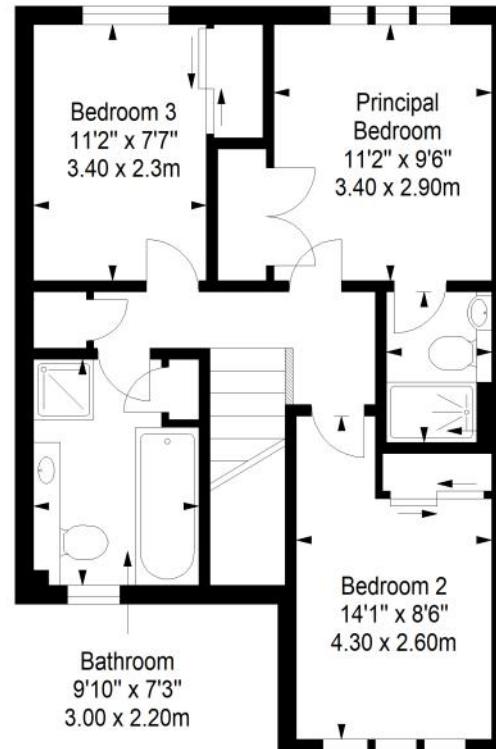
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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

FLOORPLAN

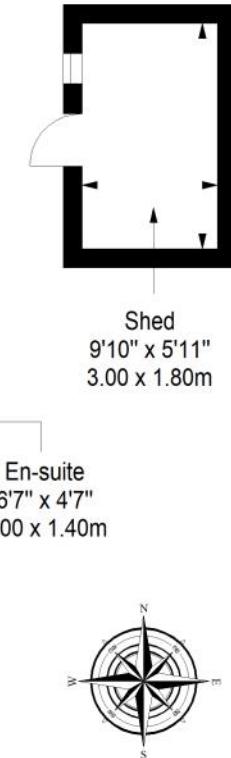
Ground Floor
Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.8 sq. feet)



Shed
Approx. 5.4 sq. metres (58.1 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

