



GARDEN STIRLING BURNET

**17B, BEACHMONT PLACE,**  
DUNBAR, EAST LoTHIAN, EH42 1YD



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Welcome to an immaculately presented ground-floor flat with a private main-door entrance, offering an enviable coastal lifestyle in the heart of sought-after seaside Dunbar. Freshly decorated in light, neutral tones throughout, the home is in excellent decorative order, providing new buyers with a stylish yet flexible canvas that is easy to personalise. Its superb location places everyday amenities, transport links, the local golf club and the train station all within easy reach, while Dunbar's beaches, coastal walks and town centre are just moments away, creating a lifestyle that blends convenience with coastal charm. The private front door opens into a welcoming hall, finished with wood-look vinyl flooring and offering built-in storage, setting a practical first impression. From here, the space flows naturally into the generous living and dining room, a bright and inviting reception area illuminated by a large window that fills the room with natural light. The electric fire creates a cosy focal point, while the neutral décor and modern flooring provide a calm, contemporary setting ideal for both relaxing and entertaining. Adjoining the living space, the kitchen is stylishly appointed with crisp white contemporary cabinetry, quality worktops, and integrated appliances, including a built-in oven and induction hob. The clean lines and modern finishes create a sleek, functional workspace that is both attractive and practical.

## FEATURES

- Ground-floor flat in coastal Dunbar
- Private main entrance
- Near to amenities and transport links
- Freshly decorated neutral interiors throughout
- Entrance hall with built-in storage cupboard
- Spacious living/dining room with electric fire
- Well-appointed kitchen
- Spacious main bedroom with wardrobe space
- Versatile second bedroom/optional study
- Modern bathroom with an overhead shower
- Private wooden decked garden
- Private paved driveway parking
- Gas central heating and double glazing





The main bedroom is a spacious, comfortable double, finished in soft neutral tones with fitted carpeting and excellent wardrobe space, creating a restful and private retreat. The second bedroom offers excellent versatility, equally suited as a guest room, home office or study, with built-in storage and a desirable south-westerly aspect that enhances natural light. A modern family bathroom completes the interior accommodation, featuring a towel warmer, overhead shower, mirrored vanity storage and a useful storage cupboard, all finished in a contemporary style. Externally, the property enjoys a private, enclosed rear garden with a wooden decked seating area, creating a peaceful outdoor space for relaxing and entertaining. Private paved driveway parking adds further convenience, while gas central heating and double glazing ensure year-round comfort and efficiency. This attractive home offers a superb opportunity to enjoy relaxed seaside living with all the benefits of town amenities and excellent transport connections close at hand. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.







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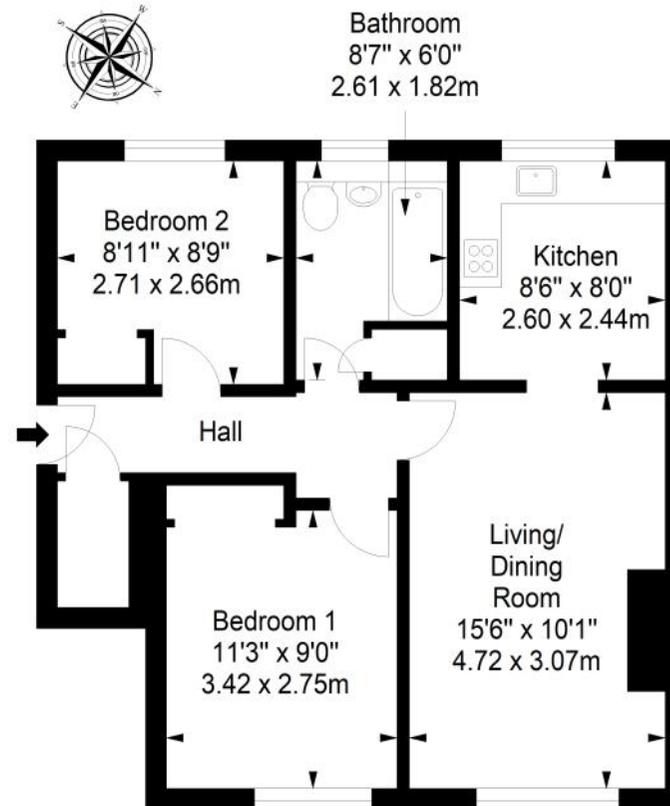
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon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

### Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



Total area: approx. 51.2 sq. metres (551.1 sq. feet)