



36 YOSEMITE PARK
DUNBAR, EAST LOTHIAN, EH42 1FL



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Part of a family-friendly development set beside a large public park, this modern three-bedroom semi-detached house has a prime location in Dunbar, offering easy access to the surrounding countryside and coast. The home is brought to market in move-in condition, providing bright and airy accommodation that is beautifully decorated throughout. It features a spacious living area, a well-appointed kitchen, and a quality bathroom and separate WC. The home also has a private parking space and an enclosed garden.

An entrance hall welcomes you into the home, offering built-in storage and a WC before leading directly ahead into the living/dining room. Here, a spacious footprint easily accommodates lounge furniture and a table and chairs, whilst a bold accent wall (set against a neutral backdrop and plush carpet) ensures an elegant aesthetic that invites you to sit back and relax. Ideal for families, French doors also connect to the rear garden for a seamless indoor-outdoor flow. Built-in storage adds the final touch of practicality to this inviting reception area. Meanwhile, the kitchen has an attractive arrangement of cream-coloured cabinets at base and wall level, set alongside wood-toned worktops. It is generously appointed and pleasing to the eye, coming complete with a full suite of integrated appliances for a streamlined look.

FEATURES

- Modern semi-detached house in move-in condition
- Forms part of a family-friendly development
- Prime location in the coastal town of Dunbar
- Welcoming entrance hall with storage and a WC
- Spacious living/dining room with French doors
- Well-appointed kitchen with integrated appliances
- Airy principal bedroom with a fitted wardrobe
- Two additional bedrooms that offer versatility
- Modern 3pc bathroom with an overhead shower
- Well-maintained gardens to the front and rear
- Private allocated parking space to the rear
- Gas central heating and double-glazed windows





Upstairs, the three bedrooms all enjoy light décor and soft carpets. The principal bedroom is an airy double with a fitted wardrobe, while bedrooms two and three are flexible spaces that provide the homeowner with additional versatility. Currently, the second bedroom is used as a child's room and third bedroom is arranged as a private dressing room with fitted wardrobe fixtures and storage. A modern bathroom with an overhead shower finishes the accommodation. Gas central heating and double glazing ensure year-round comfort. Outside, the home has a decorative front garden which adds further kerb appeal to the attractive frontage. It has a well-kept rear garden too, which is enclosed by a high fence, providing neat lawns and a decked area for relaxing and dining in the sun. Also to the rear, the property has an allocated parking space. Extras: all fitted floor and window coverings, light fittings (except the principal bedroom), and integrated appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included.







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





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

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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

