



GARDEN STIRLING BURNET

**10 HALLHILL STEADING**  
DUNBAR, EAST LoTHIAN, EH42 1RF



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Desirably situated in coastal Dunbar with an idyllic woodland setting, within a mile of the town centre, train station, and local schools, this two-bedroom attached home forms part of a charming steading conversion. It is a highly appealing option for professionals, young families, and downsizers seeking a slower pace of life, yet with convenient access to amenities and attractions. The southeast-facing accommodation enjoys classically inspired modern styling, including tranquil soft-toned décor, with a connected living room and kitchen. Generous gardens, with a sunny rear aspect, and private parking complete this delightful offering.

The home is instantly welcoming as you step into the airy entrance hall, boasting storage and stylish oak-inspired flooring that flows through much of the interior. From here you reach the elegant reception room illuminated by an impressive arched window, facing southeast over the garden. This convivial dual-aspect room provides comfortable space for both seating and dining, with practical access to the equally sunny kitchen which flows onto the rear garden. In the country-style kitchen, a collection of wood-toned cabinets and downlit workspace accommodate an integrated electric oven and hob with an extractor hood. A freestanding washing machine and tall fridge freezer also feature.

## FEATURES

- Idyllic woodland setting in coastal Dunbar
- Within a mile of the town centre, schools, and train station
- Characterful attached home within a charming steading conversion
- Elegant living/dining room with feature southeast-facing window
- Sun-filled kitchen with reception room and garden access
- Two bedrooms (principal with built-in wardrobe)
- Bright modern shower room
- Upper landing with storage
- Attractive gated gardens with south-facing rear aspect
- Well-kept communal courtyard gardens
- Private parking via carport
- Electric heating and double glazing





Completing the ground floor, and reached from the hall, is a bright modern shower room and carpeted stairs leading up to a landing with excellent storage. The landing connects to two inviting bedrooms: a principal double bedroom with painted wainscoting and a built-in wardrobe, and a second bedroom or quiet home study with display shelving set against delicate accent wallpaper. The first floor is lit by southeast-facing skylights, and the home is electrically heated and fully double glazed.

Outside, the property enjoys gated gardens to the front and (south-facing) rear, with lawns and a pergola-topped seating area. The courtyard development is centred around communal gardens and each residence has a private carport for convenient parking. Extras: All fitted flooring and appliances (excluding dishwasher) are included in the sale. Factor: A residents' fee of £200 per year covers maintenance of communal areas.







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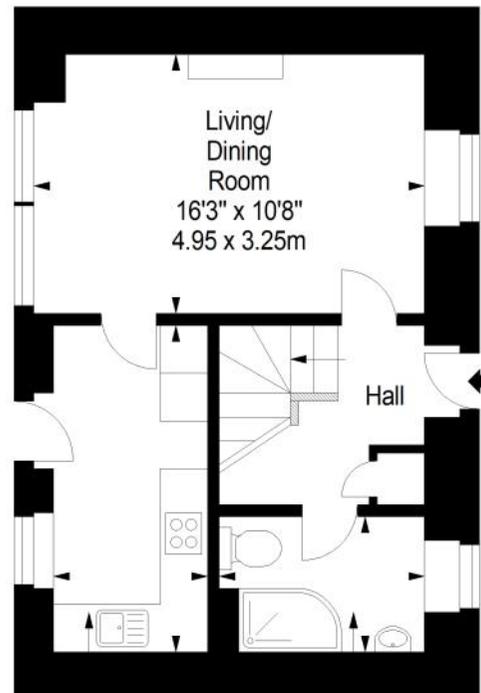
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a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

# FLOORPLAN

Ground Floor  
Approx. 36.5 sq. metres (392.9 sq. feet)

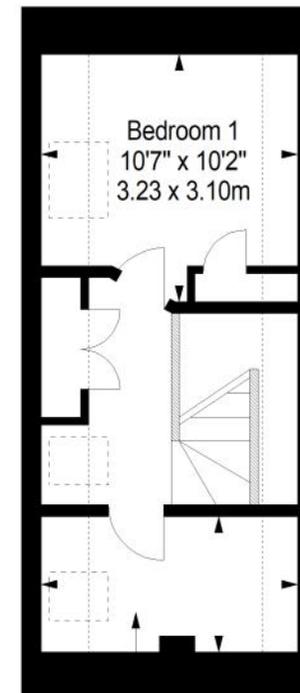


First Floor  
Approx. 24.4 sq. metres (262.6 sq. feet)



Kitchen  
13'6" x 6'4"  
4.11 x 1.93m

Shower Room  
8'6" x 5'7"  
2.60 x 1.70m



Bedroom 1  
10'7" x 10'2"  
3.23 x 3.10m

Bedroom 2  
10'6" x 5'6"  
3.20 x 1.68m

Total area: approx. 60.9 sq. metres (655.5 sq. feet)