



  
GARDEN STIRLING BURNET

**2 DANIELS BRAE**  
DUNBAR, EAST LoTHIAN, EH42 1RH

 <b>3</b>	 <b>1</b>	EPC RATING <b>NA</b>	COUNCIL TAX BAND <b>NA</b>
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2 Daniels Brae is a detached house near Spott, boasting a truly tranquil, rural setting surrounded by Brock Wood, a beautiful protected nature reserve.

The house offers an exciting opportunity to be developed into a fantastic family home, with accommodation arranged over the ground and lower-ground levels, accompanied by generous, mature gardens and private parking.

The main accommodation is on the ground floor, entered via a porch and hallway. There is a dual-aspect living room, a kitchen with an adjoining boot room and WC (this area would be an ideal utility room to keep laundry appliances separate from the kitchen, with external access), and three double bedrooms.

With some reconfiguration, the principal bedroom could easily accommodate an en-suite shower room or bathroom, and the third bedroom neighbours the kitchen, offering potential for it to become a large open-plan dining kitchen/living area, if desired. There is also a shower room on the ground floor.

## FEATURES

- Excellent development opportunity near Spott
- Rural setting surrounded by protected woodland
- Total area of plot, including house: 750 sqm
- The house currently comprises:
- Entrance porch and hallway
- Living room
- Kitchen with boot room and WC
- Three double bedrooms
- Shower room
- Generous, mature gardens
- Car port and potential additional private parking





The lower-ground floor currently houses a number of cellars. There is potential for the house to be completely renovated from its current state, or it could be demolished and replaced with a larger, modern home to suit the new owner's requirements. A house could also be built to be re-sold, making the development lucrative for developers. Any work carried out would be subject to the necessary permissions. The home occupies a plot of approximately 750 Square meters, including generous, mature gardens which could be landscaped to create a family-friendly outdoor space. The gardens are surrounded by two beautiful protected woodlands, ensuring ultimate peace and tranquillity and offering wonderful open views from the house itself. There is currently a car port attached to the house, with potential to create a garage or a large private driveway for multiple cars.

Extras: The property shall be sold as seen.







## Location

2 Daniels Brae boasts the best of both worlds: the peace and tranquillity of a rural setting, with beautiful countryside on the doorstep, and the fantastic amenities of a large town nearby in Dunbar. Dunbar is a vibrant town on the breath-taking East Lothian coast, boasting white sandy beaches, John Muir Country Park, protected woodland areas, a train station (with a journey of just over 20 minutes taking you to Edinburgh or Berwick), and an old working harbour. The town itself offers 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 major supermarket, a larger garden centre, and a 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 has a family friendly leisure pool as well as a choice of independently owned gyms, fitness facilities, groups, and classes. The town also 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. The property falls within the catchment area for West Barns Primary School, with pupils usually following onto Dunbar Grammar School for secondary education. The renowned Belhaven Hill independent school is also in Dunbar.





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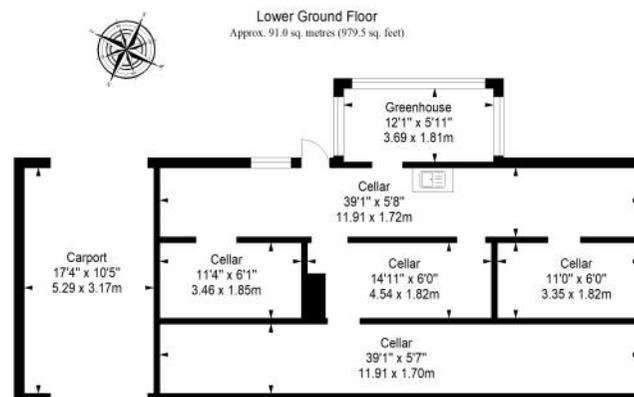
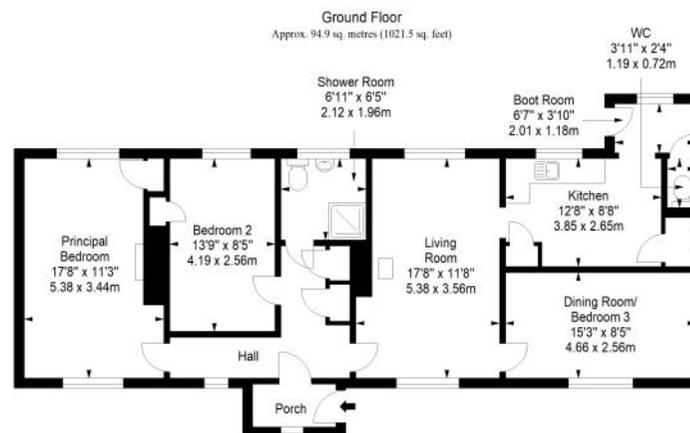


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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon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



Total area: approx. 185.9 sq. metres (2001.1 sq. feet)