





THE GARVIE

Comprising five spacious bedrooms, two with an en suite, The Garvie has been designed for flexible family living.

From the spacious hallway, a separate formal lounge and the open plan studio-designed kitchen/family/dining area are both accessed via double doors. Upstairs are four elegant and generous bedrooms, two of which are en suite, are completed by a flexible fifth bedroom (which could also be used as a private study for home working, playroom, nursery or teenage snug). The Garvie is completed by a four-piece family bathroom, downstairs WC, integral garage and private driveway, plentiful storage and handy utility room.

This very home is available to view furnished! Open daily - book your appointment today.

Please note: Images are for illustrative purposes and layouts may vary depending on the individual plot

Welcome home to The Garvie

This spacious family home features:

- A future proofed move: with air source heat pump and EV charger installed
- Cala's high specification throughout, including German studio-designed kitchen with Siemens appliances included
- A showcase coastal setting, bordering Dunbar Golf Club, and with sea views, open spaces and scenic coastal walking routes to enjoy.
- Excellent local amenities, local shops, quaint coffee shops, bars and restaurants are all nearby in the town centre. Plus Dunbar train station provides regular services into Edinburgh (journey time <30mins).
- Benefit from Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service.
- Service charge - £396.82
- Tenure: Freehold
- EPC Rating - B
- Council Tax - TBC
- PEA Rating - B



GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
 EH1 2BW
 0131 516 5366



GLASGOW

160 West George Street
 G2 2HQ
 0141 530 2021



EAST LoTHIAN

33 Westgate
 EH39 4AG
 01620 893 481



DUNDEE

11 South TAY Street
 DD1 1NU
 01382 201 000



BORDERS

01890 880 008



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