

SIMPSON & MARWICK



17 Sinton Park, Dunbar, East Lothian, EH42 1ZP



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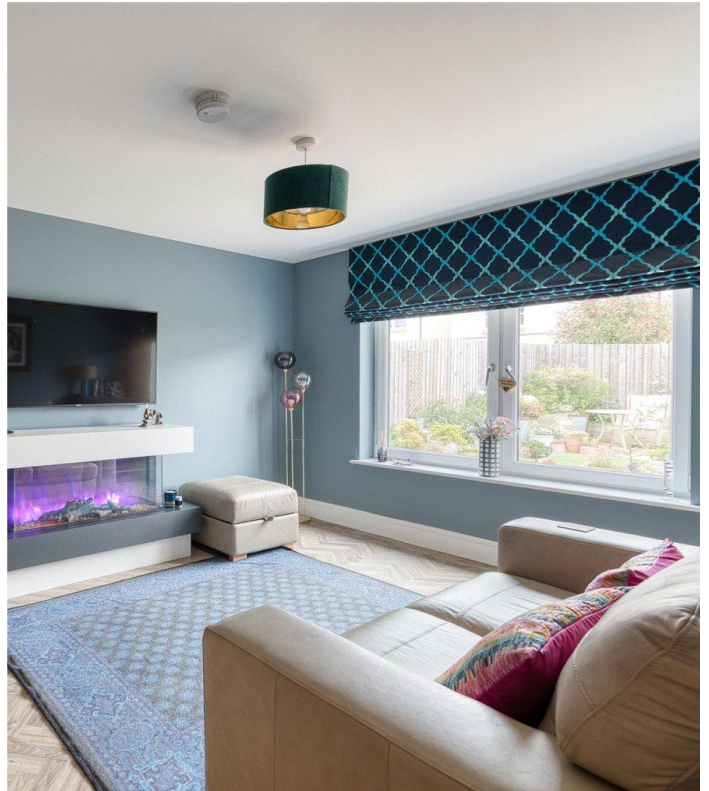
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EPC: C (78)

Council Tax - F

Stylish 4 bedroom detached family home in sought-after location with beautifully landscaped gardens



- Modern detached family home in move-in condition
- Stylish open-plan kitchen, dining & living space
- Separate sitting room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Contemporary family bathroom & ground-floor WC
- Practical utility room
- Integral garage & private driveway
- Excellent attic storage
- Landscaped enclosed rear garden with patios, lawn & seating areas
- Popular East Lothian coastal location
- Well placed for the A1, rail links, beaches, local amenities & countryside walks

A beautifully presented modern detached family home, enjoying a peaceful setting within a popular residential development in the sought-after coastal town of Dunbar. With stylish interiors, flexible family accommodation, landscaped gardens, driveway parking and an integral garage, this is an excellent home for buyers seeking a move-in condition property close to the coast.

The property has been thoughtfully maintained and tastefully decorated throughout, with a fresh contemporary finish and a warm, welcoming feel. The entrance hall sets the tone immediately, with attractive flooring, neutral décor and access to the principal ground-floor accommodation. A convenient cloakroom/WC is positioned off the hall, ideal for family living and visiting guests.

To the rear of the property lies the impressive open-plan kitchen, dining and living space, a superb everyday hub of the home. The kitchen is fitted with sleek modern cabinetry, integrated appliances and generous storage, while the dining area provides ample space for family meals and entertaining. The living area enjoys a pleasant outlook over the garden, creating a bright and sociable space that works equally well for relaxed evenings or hosting friends.

A separate sitting room provides an additional reception space, perfect as a more formal sitting room. Finished in calming tones with a feature fireplace, it offers a comfortable and stylish retreat away from the main open-plan area. The ground floor also benefits from a practical utility room, keeping laundry and household appliances neatly tucked away, with direct access through to the integral garage.

Upstairs, the accommodation continues to impress. The principal bedroom is a generous and peaceful room with fitted storage and a contemporary en-suite shower room. There are three further bedrooms, two of which are doubles, and a single bedroom which offer excellent flexibility for guests, children or for use as a home office. The family bathroom is finished in a modern style with a bath with shower over, WC and wash hand basin.

The property also benefits from a large attic area, offering excellent additional storage.

Externally, the property has strong kerb appeal, with a neat landscaped front garden, private driveway and integral garage. To the rear, the enclosed garden has been beautifully landscaped for low-maintenance enjoyment. It features a generous lawn, paved patio areas, raised beds, colourful planting and a sheltered seating area, making it ideal for outdoor dining, family use and summer entertaining.

Location

Historic Dunbar, which is surrounded by fantastic scenery, is a vibrant thriving town with a real sense of community. There is a bustling high street with an excellent selection of independent and artisan shops, restaurants and galleries with the convenience of a large supermarket on the outskirts. There are excellent schools in the area. Private schooling is also available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. The two colourful working harbours beneath the ruined castle are the hub of the town and the Harbour Trust is an active part of local life. The Dunbar Battery has recently been spectacularly restored to create a unique open-air venue with an amphitheatre and a coastal garden. There is also a leisure centre with a swimming pool and a newly opened platinum fitness centre, two golf courses, beautiful sandy beaches, spectacular cliff top walks and the John Muir Country Park. The town is also home to Coast to Coast, Scotland's largest surfing school. The convenience of easy access to Edinburgh City Centre by train (25 minutes) or via a regular bus service and access to the A1 and City Bypass is easy and straightforward, which combined with accessibility to Newcastle and the South by train or car adds to the appeal of this sought-after town.

Fixtures and Fittings

All fitted floor coverings, light fittings, integrated gas hob, ovens, extractor hood, fridge/freezer and dishwasher, are included in the sale price.

Management

The development is factored by Ross and Liddell with costs being approximately £50 per quarter.

Viewing Details

By appointment contact Simpson & Marwick

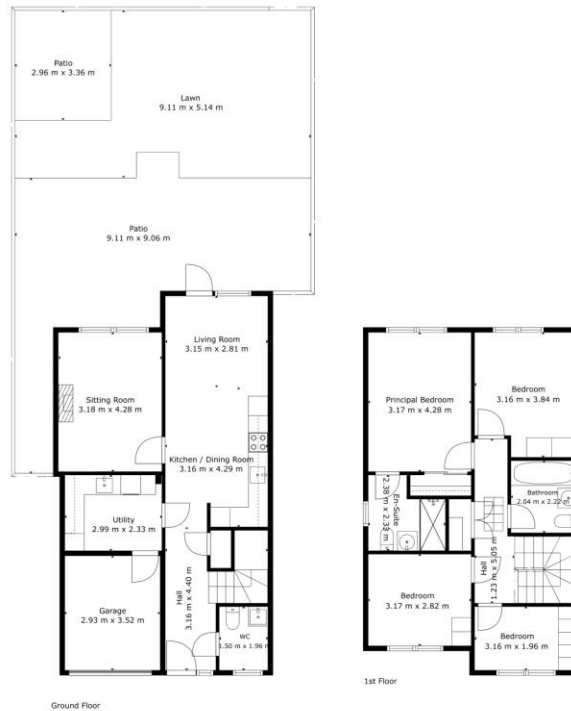


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Approx. Gross Internal Area:
1313.2 Sq Ft (122 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		