



GARDEN STIRLING BURNET

8 LOCHEND AVENUE
DUNBAR, EAST LoTHIAN, EH42 1NB



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Introducing an attractive two-bedroom semi-detached house which offers bright and airy interiors finished in light hues and with modern fixtures throughout. The property boasts a fashionable kitchen and a four-piece bathroom, as well as ample storage to help maintain a clutter-free residence. It also has private parking and a fully-enclosed garden that is well-suited to summer barbecues. Furthermore, the home has a convenient location in Dunbar. It is within walking distance of amenities, the train station, and the coastal town's picturesque beaches.

Entering the home, you are greeted by a bright hall with built-in storage and a convenient WC that is fitted with a laundry area. The living room is to the left, continuing the hall's wood-toned floor and pairing it with on-trend neutral tones. Lit by a large picture window, it is a lovely space that allows for various layouts. It has on-hand storage as well, for added practicality. Next door, the kitchen enjoys an excellent range of white cabinets and sweeping, stone-inspired worktops, working together to create a subtle, monochrome aesthetic. It is an attractive and practical design that affords excellent storage and workspace. An oven, gas hob, and concealed extractor come integrated, with a freestanding dishwasher and washing machine included.

FEATURES

- An attractive semi-detached house
- Convenient location in coastal Dunbar
- Neutral décor and modern finishings
- Hall with storage and a WC/laundry
- Spacious living room with built-in storage
- Well-appointed kitchen with garden access
- Landing with storage and attic access
- Two spacious and airy double bedrooms
- Bathroom with modern four-piece suite
- Low-maintenance front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing





On the first floor, the naturally-lit landing brings additional light into the home, whilst also providing generous storage and attic access. The two double bedrooms extend from here, both enjoying spacious footprints. Both rooms are also neutrally decorated and laid with plush carpet for optimal comfort. Completing the interiors is a bright bathroom equipped with a modern four-piece suite, which includes a separate shower cubicle. Gas central heating and double glazing ensure year-round comfort.

Externally, the property is complemented by private gardens to the front and fully enclosed rear, both thoughtfully designed for easy maintenance. It also has a private driveway for off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding dishwasher, and a washing machine to be included in the sale.







DUNBAR

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, at primary and secondary level in both the public and private sector, with the independent Belhaven Hill School recently named (by Spear's Magazine) as one of the top 100 private schools in the world. 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





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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

