



GARDEN STIRLING BURNET

5 NEWHOUSE AVENUE
DUNBAR, EH42 1LG



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PROPERTY SUMMARY



Set within an established residential area of coastal Dunbar, this detached bungalow offers practical three-bedroom, single-storey accommodation, private front and rear gardens, plus a private driveway and garage. Neatly maintained throughout, the property offers scope for cosmetic updating, making it an appealing option for buyers looking to put their own stamp on it. A central hall connects all accommodation, including a bright living/dining room with a large front-facing window and a separate fitted kitchen with good storage and worktop space. The three bedrooms include the largest bedroom with fitted storage space and patio door to the rear garden, whilst the smaller two bedrooms offer flexibility for working from home. A three-piece bathroom, with a shower-over-bath, gas central heating and double glazing complete the home. Outside, the planted front garden is complemented by a fully-enclosed rear garden and a detached garage building. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.



Virtually staged
by Property Studios



"A three-bedroom detached bungalow with single-storey living, private gardens plus a drive and single garage."

FEATURES

- Detached bungalow with practical single-storey accommodation
- Established residential setting in Dunbar
- Central hall connecting all rooms
- Bright living/dining room with large window
- Fitted kitchen with good storage and worktop space
- Three bedrooms, including the largest one with garden access
- Bathroom with a shower-over-bath
- Private front and rear gardens
- Private driveway and detached garage
- Gas central heating and double glazing

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CLICK HERE
for a virtual tour of the property



"Set in the sought-after coastal town
of Dunbar with excellent amenities
and transport links."





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, both at primary and secondary level in both the public and private sector, with renowned Belhaven Hill independent school in the town.

A 20-minute train journey will take you to Edinburgh or Berwick. For commuters, the A1 offers convenient access to Edinburgh, Berwick and beyond.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

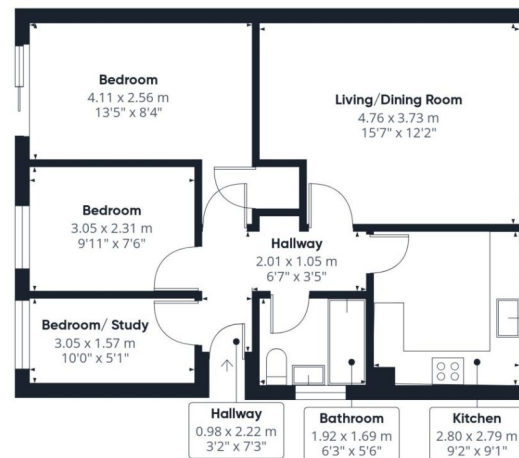


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Main Floor Building 1



Main Floor Building 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

72.2 m²
777 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC
RATING

D

COUNCIL
TAX BAND

E