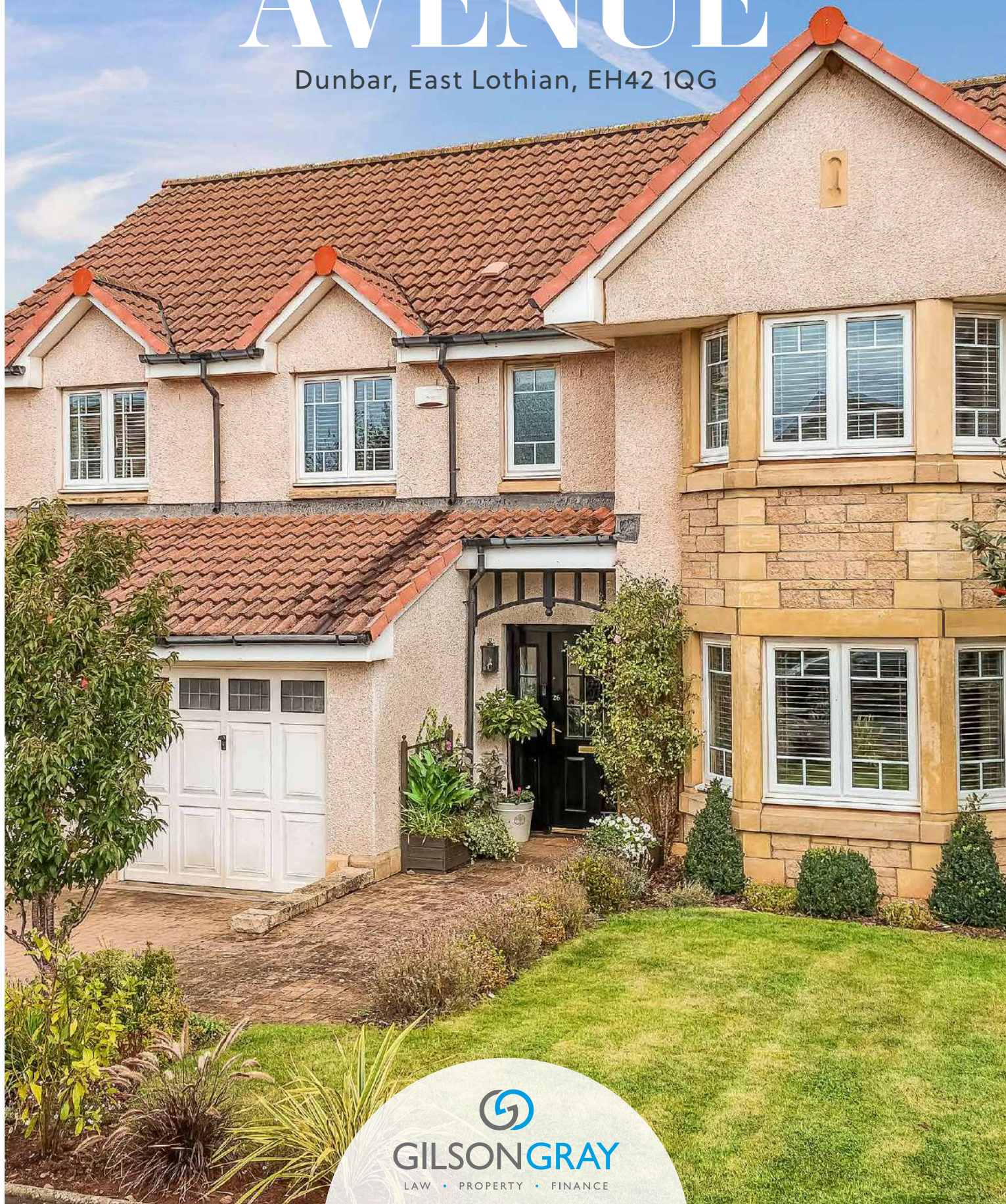


26 MORAY AVENUE

Dunbar, East Lothian, EH42 1QG



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PROPERTY NAME

26 Moray Avenue

LOCATION

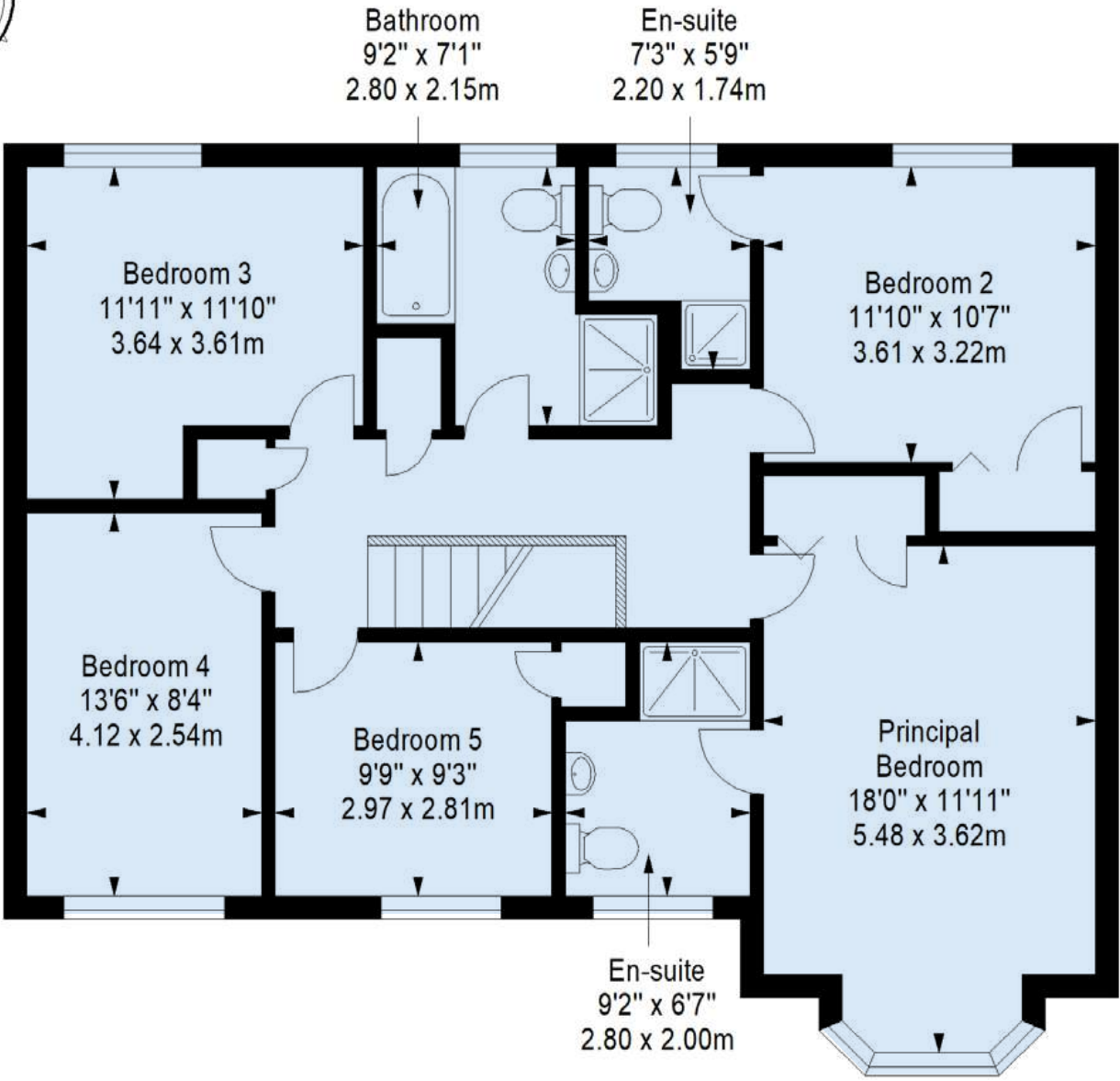
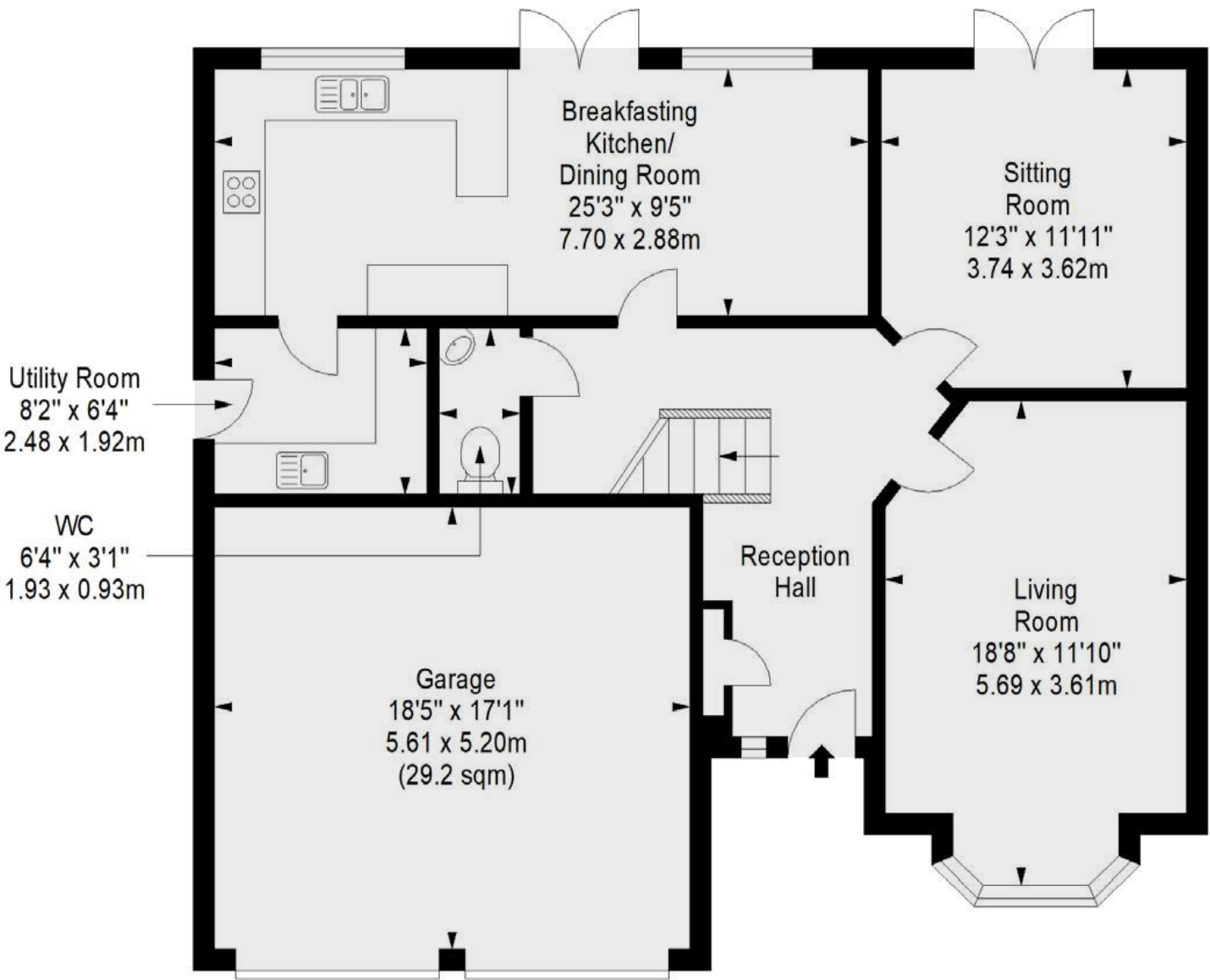
Dunbar, East Lothian, EH42 1QG

GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

174.4 sq. metres (1877.3 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO

an executive five-bedroom detached house finished to exceptional standards



Set within a family-friendly modern development by Lochend Woods, this stunning five-bedroom detached house enjoys a highly desirable setting in the coastal town of Dunbar. The south-facing family home further boasts a wealth of accommodation too, providing outstanding versatility and crisp neutral interiors. It features two reception rooms and a large breakfasting kitchen/dining room, as well as the convenience of a WC, two en-suites, and a four-piece family bathroom. Generous storage helps maintain a tidy home, while the exteriors are equally well cared for, boasting private parking for two cars and a truly magical garden the entire family will love.

GENERAL FEATURES

Executive detached house finished to exceptional standards
In an exclusive and family-friendly modern development
Located by Lochend Woods in the coastal town of Dunbar
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Welcoming reception hall with built-in storage and a WC
Living room with south-facing bay window and a fireplace
Versatile sitting room with French doors to rear garden
Expansive Shaker-style breakfasting kitchen/dining room
Neighbouring utility room with direct access to outside
Two large double bedroom suites with built-in wardrobes
Two further double bedrooms (one with fitted wardrobes)
Flexible fifth bedroom/office with built-in store cupboard
Two en-suite shower rooms fitted with three-piece suites
Four-piece family bathroom with a fitted shower cubicle

EXTERIOR FEATURES

Landscaped mature gardens to the front and enclosed rear garden
Private double driveway and an integrated double garage

MATURE GARDENS THAT OFFER A SERENE ESCAPE TO NATURE



ESTABLISHED TREES, COLOURFUL FLOWERS & MANICURED LAWNS



mature gardens to the front
and enclosed rear

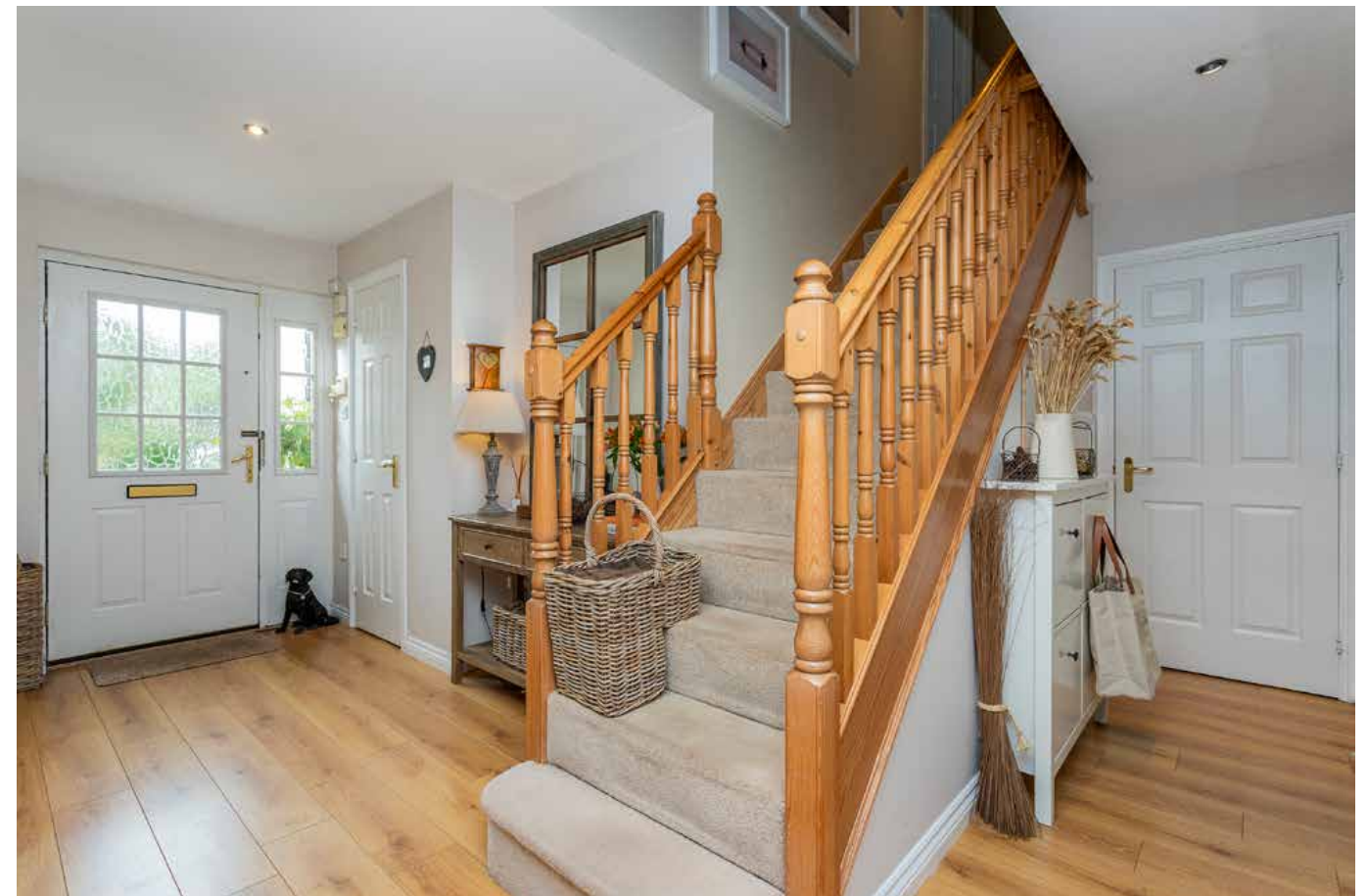
The property is flanked by mature gardens to the front and rear that both add to the home's exceptional qualities. Established trees, colourful flowers, leafy greens, and manicured lawns work together to create a serene environment brimming with nature. The fully-enclosed rear garden further boasts a substantial

footprint and a landscaped design, incorporating a patio and a raised deck. Backed by a thick tree line, it has a luscious ambience and superb privacy. It is a magical space for families and summer social events. A private double driveway and an integrated double garage provide off-street parking for two vehicles.



ENTER A SUBSTANTIAL FAMILY HOME

finished to exceptional standards



You are warmly invited into the home by a beautiful reception hall with soft neutral tones and timber finishes, including a laminate floor and a wooden bannister leading to upstairs. Built-in storage and a WC bring practicality to the introduction as well.



Two reception rooms that are EFFORTLESSLY STYLISH

The living room is an oasis of calm. Here, light decoration and a matching carpet create an aesthetic that is effortlessly stylish and easy to dress. It has a spacious footprint for comfy lounge furnishings too, while a south-facing bay window bathes the room in warm sun. A modern fireplace adds the finishing touch, providing a cosy focal point

for the arrangement of furniture. A sitting room is next to the living area, mirroring its attractive style. This space offers the versatility to be used as the owner sees fit. It features French doors to the rear garden which add to its creative potential, allowing it to work equally well as a formal dining area or children's playroom.





BRING THE FAMILY TOGETHER



An open-plan kitchen and dining room

Boasting expansive dimensions, the open-plan breakfasting kitchen/dining room offers space and practicality. It enjoys a fashionable monochrome design with white Shaker-style cabinetry and granite-effect worktops, complete with a two-person breakfast bar and a selection of integrated appliances.

Meanwhile, the dining area is nestled beside French doors, ensuring a seamless flow to the garden for summer entertaining. A neighbouring utility room has further cabinet storage and workspace, providing a quiet locale for laundry.





PRINCIPAL BEDROOM SUITE



**with a south-facing
bay window**

Upstairs, a landing provides built-in storage before connecting to the five bedrooms, all of which maintain the home's impeccable standards and styling. The principal bedroom (with a south-facing bay window) and the second bedroom are both large doubles that boast built-in wardrobes and the luxury of their very own en-suite shower room



THE SECOND BEDROOM



Another large
double bedroom
with an en-suite
shower room





Bedroom three is also an airy double, while bedroom four is a double-sized space with generous freestanding wardrobes. The fifth bedroom (with built-in storage) offers homeowners additional flexibility, whether used as an office or as a sleeping area.

THE BATHROOMS

Optimal convenience with multiple bathroom facilities

In addition to the two en-suites and the WC, there is a first-floor family bathroom as well, finished with neutral décor above half-height tiling. It has a four-piece suite too, comprised of a toilet, pedestal washbasin, shower cubicle, and bath with a handheld shower.



Extras: all fitted floor coverings, window blinds, light fittings (excluding the light in bedroom two), the freestanding wardrobe in bedroom four, and integrated kitchen appliances (double oven, gas hob, extractor hood, and dishwasher) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



DUNBAR





A vibrant town on the breath-taking East Lothian coast

Welcome to Dunbar, 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.



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