



GARDEN STIRLING BURNET

4 COMRIE AVENUE
DUNBAR, EH42 1ZN



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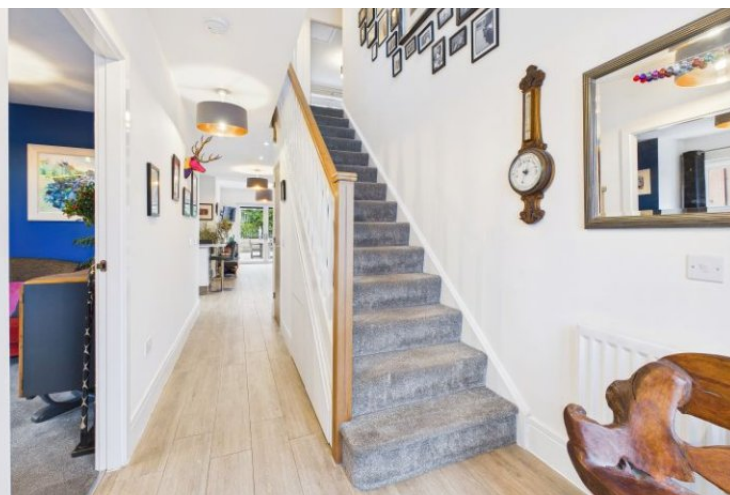
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PROPERTY SUMMARY



Forming part of a modern Dunbar development, this detached contemporary house is a stylish and substantial family home, centred around an impressive open-plan living and dining room with bi-fold doors to the rear garden. A welcoming entrance hall leads first to a sitting room, then through to the generous main family space, which flows on to a contemporary breakfasting kitchen with an island. A utility room, integral garage access and a WC add everyday practicality on the ground floor.

Upstairs, the accommodation remains notably versatile, with four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, a second bedroom also has en-suite facilities, and the remaining bedrooms are served by a family bathroom.







CLICK HERE
to take a virtual tour of the property





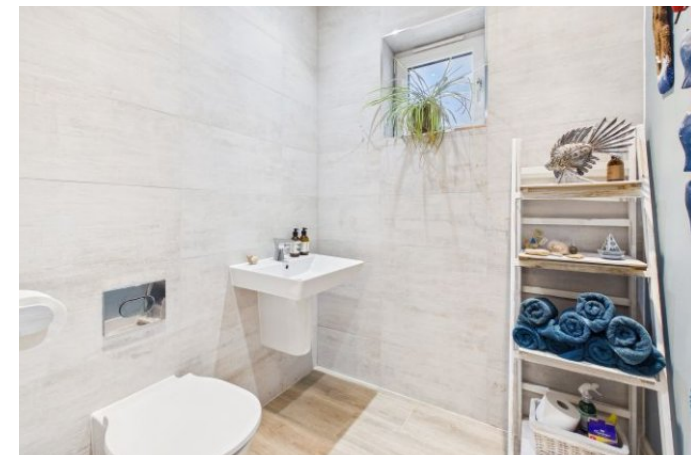


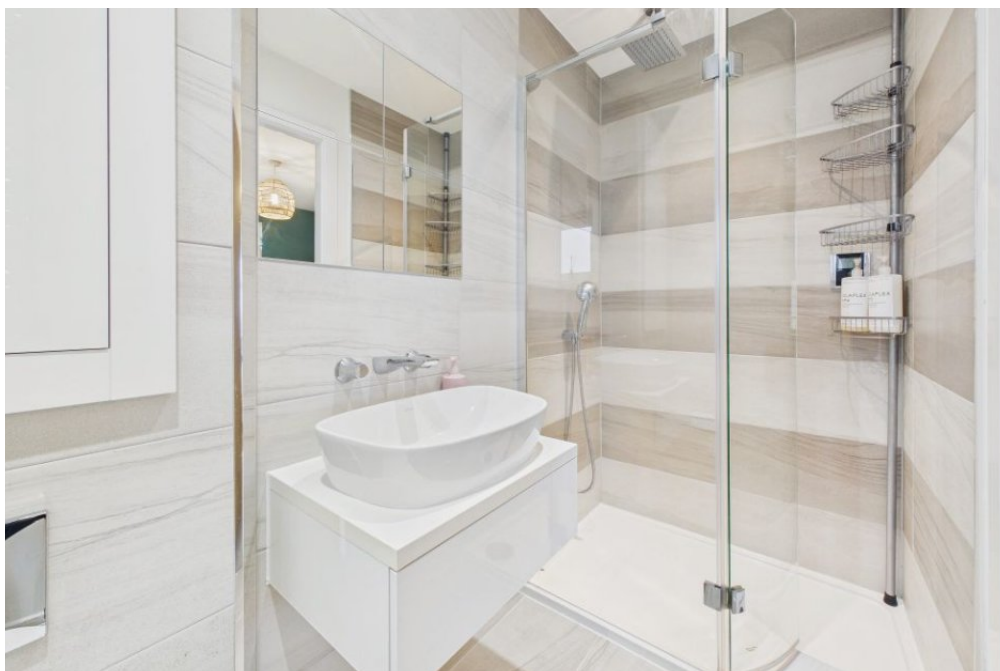
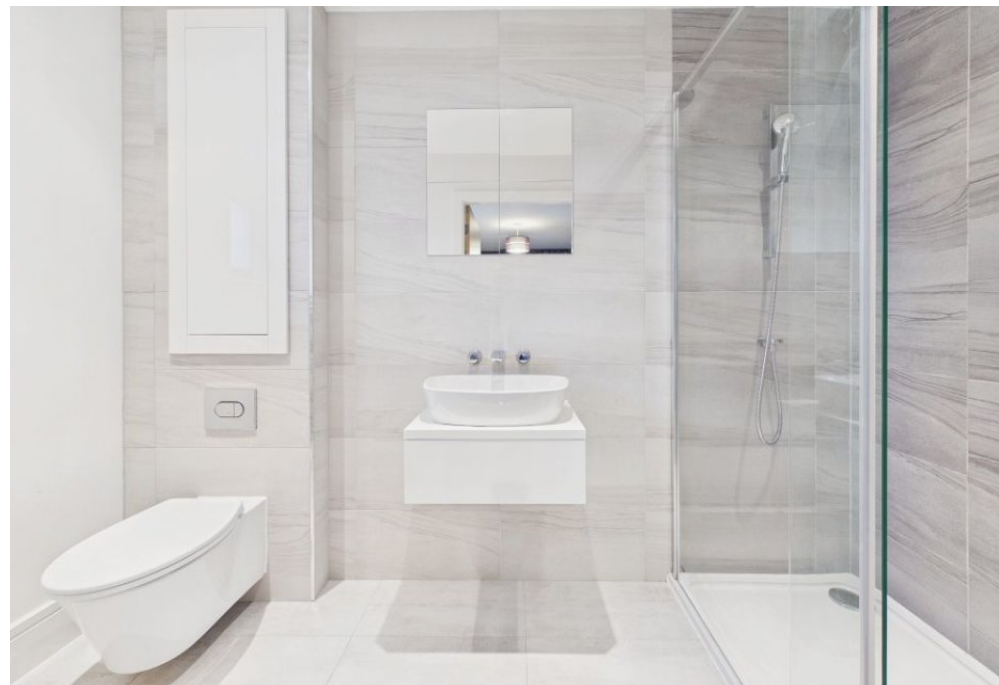
**Stylish family living with four bedrooms
and three bathrooms.**

FEATURES

- Contemporary detached house in Dunbar
- Bright entrance hall with a storage
- Generous sitting room
- Large dining room
- Spacious family room with bi-fold doors to the rear garden
- Contemporary breakfasting kitchen with island
- Utility room and WC
- Four double bedrooms
- Two en-suite shower rooms
- Family bathroom
- Private front and rear gardens
- Driveway and integral garage parking
- Gas central heating and double glazing







Private gardens extend to the front and rear, with a decked seating area opening directly from the main living space. A driveway and integral garage provide private parking and useful storage. Gas central heating and double glazing are installed throughout.

Extras: All fitted floor coverings, light fittings and integrated appliances are included in the sale.





DUNBAR

Welcome to Dunbar, a vibrant town on the breathtaking 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. 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.

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.





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HOUSE SALES

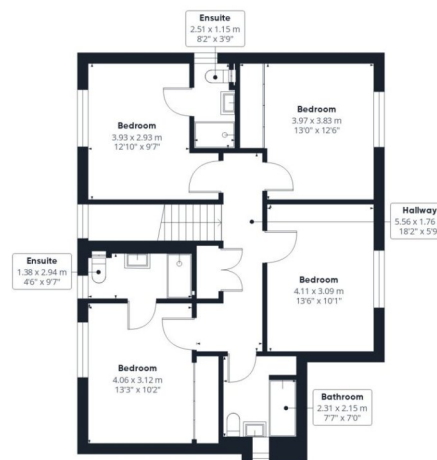
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Floor Level 2



GARDEN STIRLING BURNET

Approximate total area⁽¹⁾

178.4 m²

1921 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.



EPC
RATING



COUNCIL
TAX BAND

