

12 Laing Court

Dunbar, EH42 1YU

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Anderson Strathern

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Set within a modern development built in 2017, 12 Laing Court is a beautifully presented three-bedroom end-terraced home offering well-proportioned accommodation across two levels. Benefiting from a private driveway, enclosed rear garden and a contemporary layout, the property is presented in move-in condition and enjoys a sought-after position within the popular coastal town of Dunbar.

The accommodation is arranged over two levels and comprises an entrance hall, a spacious sitting room, a well-appointed kitchen/dining room with access to the rear garden, and a ground floor WC. On the first floor, the principal bedroom enjoys the added benefit of an en-suite shower room, while two further bedrooms and a family bathroom complete the accommodation. Thoughtfully designed throughout, the home offers flexible living space to suit a variety of purchasers.

Externally, the property benefits from private gardens to both the front and rear, providing an attractive outdoor environment with space to relax and enjoy the warmer months. The rear garden features a decking area, ideal for outdoor dining and entertaining, while the remainder of the garden offers a low-maintenance outdoor space. To the front, a private driveway provides convenient off-street parking.

Property features

- End-terraced home
- Modern development
- Principal bedroom with en-suite
- Gas central heating
- Double glazing
- Driveway
- Rear decking area
- Private gardens to the front and rear







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Location

Dunbar is a vibrant coastal town on East Lothian's beautiful shoreline, known for its sandy beaches, John Muir Country Park, protected woodlands, and historic harbour. The town has its own train station, providing easy access to Edinburgh and Berwick. The lively High Street features independent shops, cafés, restaurants, art galleries, and a garden centre. On the outskirts, you'll find a supermarket, fast-food outlets, and the striking DunBear sculpture by Andy Scott, creator of The Kelpies. Dunbar offers excellent leisure facilities, including a modern pool with wave machine, gyms, sports grounds, golf courses, a surf school, and a family park. The town also has well-regarded schools, both public and private, including Belhaven Hill.
With quick rail and road links, Dunbar is ideal for families, commuters, and outdoor enthusiasts.





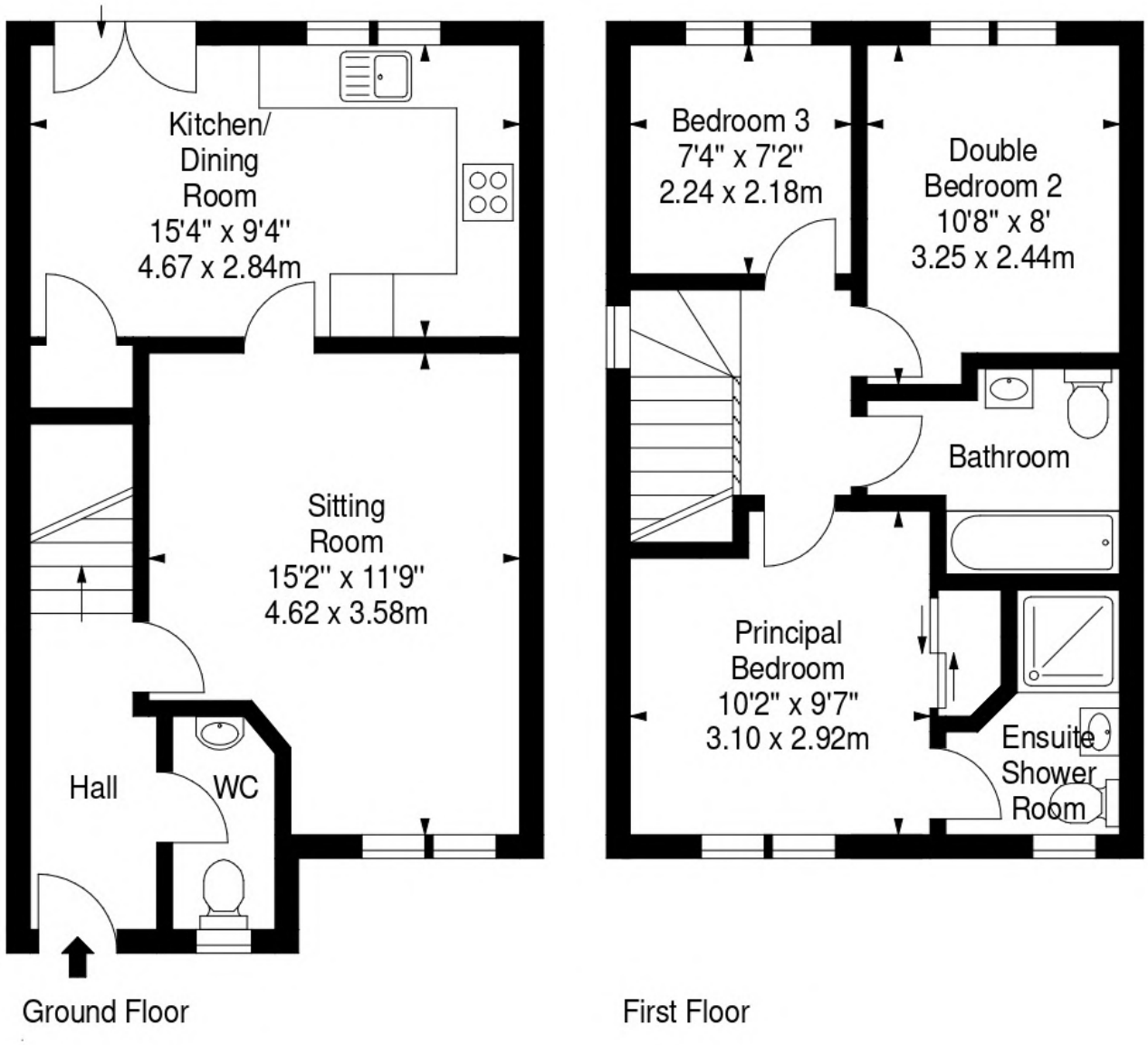








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Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band D

The property is factored by Hacking & Paterson, with charges of approximately £30 per quarter.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes
Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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