

GARDEN STIRLING BURNET

106C HIGH STREET

DUNBAR, EH42 1JJ

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PROPERTY SUMMARY

Enjoying a central position on Dunbar's historic High Street, this traditional second-floor flat offers a bright, manageable home within easy reach of the town's shops, amenities, station and coastline. Presented in good order, it will suit first-time buyers, couples, investors or anyone seeking a well-placed base in this popular East Lothian town. A hallway leads to a generous living and dining room, naturally lit by two windows and offering space for both seating and meals, while the separate fitted kitchen provides good storage, worktop space and room for freestanding appliances. There are two bedrooms, including a comfortable principal double and a useful second bedroom, served by a shower room. With no garden to maintain, unrestricted on-street parking nearby, gas central heating and traditional single-glazed windows, this is a practical home in a sought-after setting.
Extras: All fitted floor coverings, light fittings and appliances are included.

FEATURES

- Traditional second-floor flat in central Dunbar
- Bright, easy-to-manage accommodation
- Hallway connecting all accommodation
- Generous living and dining room with two windows
- Kitchen with good storage and worktop space
- Comfortable principal double bedroom
- Versatile second bedroom
- Modern shower room
- Unrestricted on-street parking nearby
- Gas central heating
- Traditional single-glazed windows

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360°

CLICK HERE
for a virtual tour of the property

Spacious home with two bedrooms
and a bright second-floor layout.







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

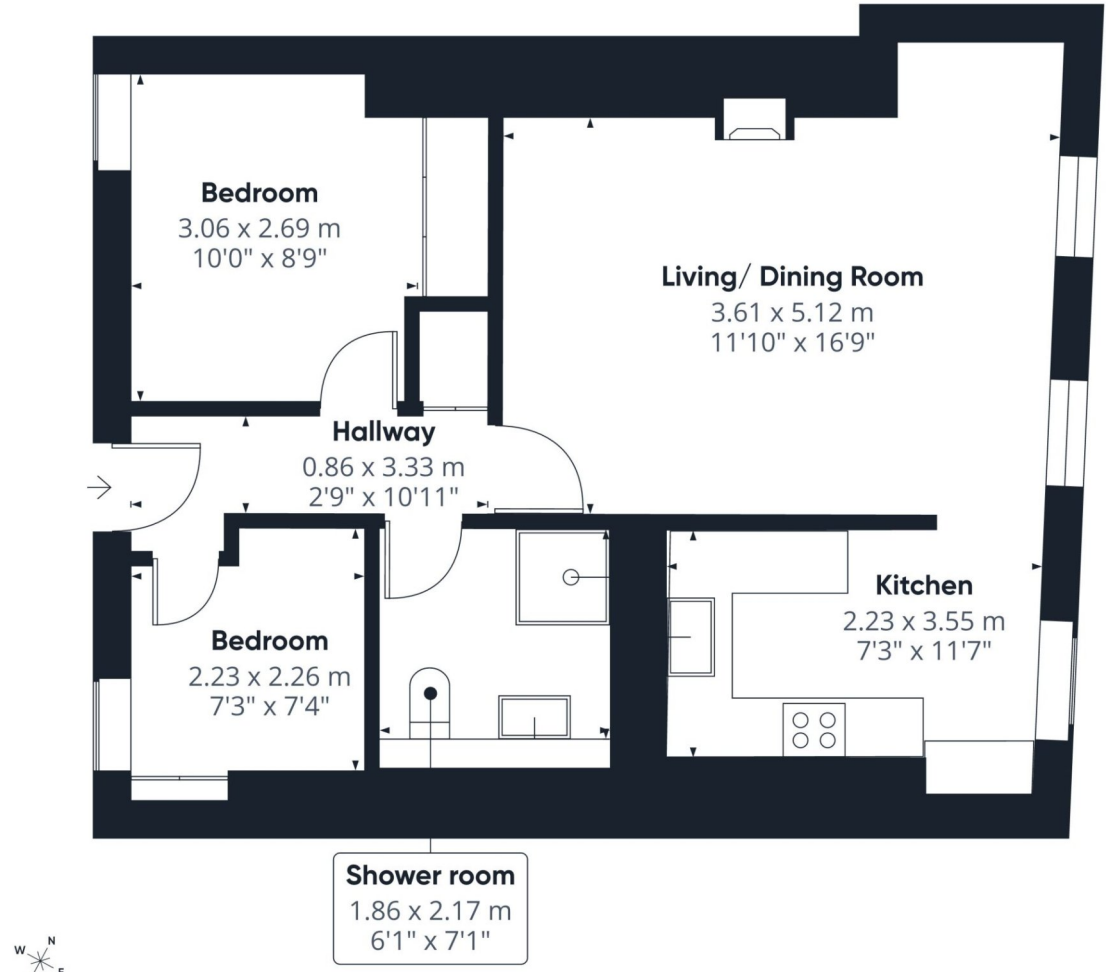
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HOUSE SALES

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



GARDEN STIRLING BURNET

Approximate total area(1)
51.2 m²
550 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 C

COUNCIL TAX BAND B